



"The City With a Heart"

Perry Petersen, *Chair*
Joe Sammut, *Vice-Chair*
Sujendra Mishra
Rick Biasotti
Bob Marshall, Jr
Mary Lou Johnson
Kevin Chase

AGENDA

PLANNING COMMISSION MEETING

February 15, 2011

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: January 18, 2011

2. COMMUNICATIONS

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA: Individuals allowed three minutes, groups in attendance, five minutes. It is the Commission's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Commission from discussing or acting upon any matter not agendaized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. PUBLIC HEARINGS Note: If you challenge the below actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

A. 1301 Santa Lucia Avenue (APN: 020-352-140)

Zoning: R-1

Request for a Use Permit to allow an addition which increases the gross floor area by greater than 50% cumulatively (121%) per Sections 12.200.030.B.1, of the San Bruno Municipal Code. William Lim (Applicant), Alice Young (Owner) **UP-10-007**.

B. 461 El Camino Real (APN 020-276-240)

Environmental Determination: Categorical Exemption

Request for a Conditional Use Permit to allow alcohol beverage sales in conjunction with a restaurant per Section 12.96.110.C.5 of the San Bruno Zoning Ordinance. Issac Mejia (Applicant), Anstell Ricossa (Property Owner), **UP-11-001**.

6. DISCUSSION

A. CITY STAFF DISCUSSION

Select the March 10, 2011 Architectural Review Committee members

B. PLANNING COMMISSION DISCUSSION

Informational presentation on Solar Power

7. ADJOURNMENT

The next regular Planning Commission Meeting will be held on March 15, 2011 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.



"The City With a Heart"

Kevin Chase, *Chair*
Perry Petersen, *Vice Chair*
Rick Biasotti
Mary Lou Johnson
Joe Sammut
Sujendra Mishra
Bob Marshall, Jr,

MINUTES PLANNING COMMISSION MEETING

January 18, 2011

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

CALL TO ORDER at 7:01 pm.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Chase	X	
Vice Chair Petersen	X	
Commissioner Biasotti	X	
Commissioner Marshall	X	
Commissioner Mishra	X	Arrived at 7:08
Commissioner Sammut	X	
Commissioner Johnson	X	

STAFF PRESENT:

Planning Division: Community Development Director: Aaron Akin
Associate Planner: Laura Russell
Assistant Planner: Matt Neuebaumer

Pledge of Allegiance: Commissioner Biasotti

1. Approval of Minutes – December 16, 2010

Motion to Approve Minutes of December 16, 2010 Planning Commission meeting.

Petersen/Biasotti

VOTE: 6-0
AYES: All Commissioners Present at that time.
NOES: None
ABSTAIN: None

2. Communication

E-Packets are available on line at www.sanbruno.ca.gov

Draft Transit Corridor Plan is available on line at www.planbruno.org

3. Public Comment – None.

4. Announcement of Conflict of Interest

Commissioner Sammut will recuse himself on agenda item 5.B because his wife is the Conference President of St. Vincent de Paul.

5. Public Hearings

A. 543 Cherry Avenue

Request for a Use Permit to allow an addition which would increase the gross floor area by greater than 50% (51%) and would exceed 1,825 square feet of living area with a one-car garage (1,935 square feet) per Sections 12.200.030.B.1 and 12.200.080.A.2 of the San Bruno Municipal Code. Garry Osipov (Applicant) Chris Holm (Owner) UP-10-018.

Associate Planner Russell: Entered staff report.

Staff recommends that the Planning Commission approve Use Permit 10-018 based on Findings of Fact 1-7 and subject to Conditions of Approval 1-23.

Chair Chase asked Commission if there were any questions for staff.

None.

Public Comment Opened.

Chris Holm; Applicant: We are in need of more space in our home. We did our best to create a simple project and design. I am available for any questions.

Commissioner Marshall: Will all the windows be consistent with color, material, and style?

Chris Holm; Applicant: Yes.

Commissioner Marshall: Will the dormer window have a window covering?

Chris Holm; Applicant: Yes.

Public Comment Closed

Motion to approve Use Permit 10-018 based on Findings of Fact (1-7) and Conditions of Approval (1-23).

Commissioner Marshall/ Mishra

VOTE:	7-0
AYES:	All Commissioners Present.
NOES:	None
ABSTAIN:	None

Chair Chase advised of a 10-day appeal period

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.

2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given its quality architectural features and its general conformance to a majority of regulations as set forth in the Municipal Code.
3. The proposed development will be consistent with the general plan.
4. The proposed development, as set forth on the plans, and with recommendations by staff, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.
6. The proposed expansion complies with applicable off-street parking standards of the City of San Bruno Zoning Ordinance.
7. That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time.

CONDITIONS OF APPROVAL

Community Development Department - (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 10-018 shall not be valid for any purpose. Use Permit 10-018 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the Summary of Hearing shall be photocopied and included on a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on January 18, 2011 labeled Exhibit C except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.

6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code or as storage. The residence must have the ability to park one vehicle in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.
9. Prior to Final Inspection, 15% of the site shall be landscaped and any site landscaping damaged during construction shall be replanted to the satisfaction of the Community Development Director. No more than 80% of the lot shall consist of impervious surface.

Department of Public Services - (650) 616-7065

10. Please note that the front property line is located 2.0 feet behind the sidewalk at Cherry Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 2.0 feet from back of sidewalk. S.B.M.C. 8.08.010.
11. The Applicant shall provide flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2007.
12. Encroachment Permit from Public Works Department is required prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010.
13. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all location where there are any raised or offset concrete sections greater than or equal to 3/4 -inch. S.B.M.C. 8.12.010.
14. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on Cherry Avenue. S.B.M.C. 8.24.060. At the current rate, the impact payment required is \$540. A separate tree-planting permit is required from Parks and Recreation Services for any new street tree.
15. If not present, the applicant shall install a sanitary sewer lateral clean-out at property line per City standards detail SS-01
16. Paint address number on face of curb near driveway approach. Black lettering on white background.
17. Erosion control plan and storm water pollution prevention plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform to the current NPDES requirements. S.B. Municipal Code 12.16.020.
18. Storm water from new and existing roof down spouts and other on-site drainage, shall be collected

and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1.

19. The building permit plans shall include a site plan that shows all property lines, setbacks and easements, and all existing and proposed grading and drainage improvements. All unpaved areas shall be graded to slope at 1% or more. All paved areas shall be graded to slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements. S.B.M.C. 12.161.020
20. Perform water demand calculation based requirements in Chapter 7 of the California Plumbing Code to confirm that the existing water service and meter are sufficient to serve water demand. If existing meter is undersized, a new meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of water meter. S.B.M.C. 10.14.020/110.

Fire Department- (650) 616-7096

21. Address numbers to be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
22. Provide hard-wired smoke detectors with battery backup as required by building code.
23. Provide spark arrester for chimney if not currently in place.

Commissioner Sammut recused himself for item 5.B 1600 El Camino Real.

B. 1600 El Camino Real

Request for a Conditional Use Permit to allow a second-hand retail establishment within the General Commercial zoning district per Section 12.96.110.C.1 of the San Bruno Zoning Ordinance. Society of St. Vincent de Paul (Applicant), Welch Family Partnership (Property Owner), UP-10-024.

Assistant Planner Neuebaumer: Entered staff report.

Staff recommends that the Planning Commission approve Use Permit 10-024 based on Findings of Fact 1-3 and subject to Conditions of Approval 1-11.

Chair Chase asked Commission if there were any questions for staff.

Commissioner Marshall: If a furniture store occupied this location previously, why does this application need a Use Permit?

Assistant Planner Neuebaumer: It requires a Use Permit due to the sales of used goods.

Commissioner Marshall: Condition #10, do the security cameras outside have adequate lighting?

Assistant Planner Neuebaumer: Yes, one of the conditions within the Architectural Review Committee report mentions that exterior lighting shall be installed.

Commissioner Marshall: I would like to add to condition #10 that adequate lighting be installed for the proper function of the security cameras at nighttime.

Commissioner Petersen: The condition is unclear on whether or not the cameras record footage. The cameras would not serve a purpose if they do not record; I feel this condition is short on requirements.

Assistant Planner Neuebaumer: We can add that language that a closed circuit security system be required. We can also coordinate with the police department to determine an appropriate system as well.

Public Comment Opened.

Lorraine Moriarty; Applicant: The Society of St. Vincent de Paul is proud to serve the less fortunate families here in the Bay Area. We are very thankful for the opportunity to assist the San Bruno community. I am available for any questions.

Commissioner Johnson: Can you please describe where the items are dropped off and how the process works?

Oscar Perez - St. Vincent de Paul; Applicant: Once the items are dropped off they are immediately sorted and brought into the store. In the case we have an overload of items, we will transfer those items to another store. We hope that the security cameras and lighting will prevent after hour drop offs. We will also have signage that indicates the drop off hours.

Commissioner Petersen: Will the drop off hours also be posted on the front of the building?

Oscar Perez – St. Vincent de Paul; Applicant: Yes.

Commissioner Petersen: I would like to add condition #12 that the drop off hours be posted on the front of the building.

Public Comment Closed.

Motion to approve Use Permit 10-024 based on Findings of Fact (1-3) and Conditions of Approval (1-11). With a revised condition #10 and additional condition #12.

Commissioner Petersen/ Marshall

VOTE: 6-0

AYES: All Commissioners Present.

NOES: None

ABSTAIN: None

Chair Chase advised of a 10-day appeal period

FINDINGS OF FACT

1. The proposed use will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the person residing or working in the neighborhood or such proposed use.
2. The proposed use will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.
3. The proposed use will be consistent with the general plan.

CONDITIONS OF APPROVAL

Community Development Department – (650) 616-7042

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of approval. Until such time as the Summary is filed, Use Permit UP-10-024 shall not be valid for any purpose. Use Permit UP-10-024 shall expire one (1) year from the date of approval unless the plan is executed.
2. The request for a Use Permit to operate a second hand retail establishment shall be operated according to plans and operational statement approved by the Planning Commission on January 18, 2011, labeled Exhibits C and D except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. The applicant shall comply with all Conditions of Approval within Architectural Review Permit 10-011. Façade improvements shall be implemented prior to business operation to the satisfaction of the Community Development Director.
4. Prior to operation and final inspection, all pertinent conditions of approval and all improvement shall be complete to the satisfaction of the City of San Bruno.
5. The applicant shall apply for a business license through the Finance Department. Prior to business license approval the applicant shall apply for business compliance permit.
6. The applicant and any successor in interest, shall agree to operate the second hand retail establishment at 1600 El Camino Real in the manner as described in the staff report and in the applicant's support statement. Any deviation or change in business activities shall require prior authorization by the Community Development Director and may require full Planning Commission review. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.
7. The applicant or property owner will clean graffiti on the property and/or paint over it within 24 hours of its appearance, using a matching paint color. This condition also gives the City of San Bruno consent to have the graffiti painted out for the applicant. If the graffiti is not removed within 24 hours, the City's graffiti removal vendor will be instructed to remove the graffiti and provide a detailed accounting of the cost to the property owner, who will be responsible for reimbursing the City for the graffiti removal.
8. All trash and trash containers shall be stored within appropriate designated trash areas. Sufficient trash container capacity shall be provided to ensure that all trash and debris from the building can be stored within the trash container area and with completely closed lids. The trash enclosure shall be covered and shall comply with San Mateo Countywide Water Pollution Prevention Program best management practices and shall be submitted to Planning division as part of the Building Permit plan check.
9. Each morning employees shall inspect the site and adjacent public right-of-way and remove any accumulated drop off donations, litter, or debris. Failure to do so will result in Code Enforcement violations.
10. The applicant shall install two exterior cameras on the south side building elevation. Adequate lighting shall be installed on the south side of the building to ensure proper function of the exterior cameras. The applicant shall coordinate with the Community Development Department and Police Department to ensure a proper security camera system with the ability to record is installed.

11. The applicant shall install signage prohibiting after hour drop off donations to the satisfaction of the Community Development Director and the Police Chief prior to business operation.

Additional Condition

12. The drop off hours shall be posted on the front of the building.

C. Grundy Park adjacent to 586 Cherry Avenue

Request for a Conditional Use Permit to install a wireless telecommunications facility within the open space zoning district on a joint utility pole, per Sections 12.220 and 12.84.160 of the San Bruno Zoning Ordinance. T-Mobile West Corporation (Applicant), City of San Bruno (Property Owner), Northern California Joint Pole Association (Pole owner) UP-10-015.

Assistant Planner, Neuebaumer: Entered staff report.

Staff recommends that the Planning Commission approve Use Permit 10-015 based on Findings of Fact 1-6 and subject to Conditions of Approval 1-15.

Chair Chase asked Commission if there were any questions for staff.

Commissioner Marshall: I believe in the past, we were told that PG&E does not allow the use of these antennas on any pole that has the crossbeam member.

Assistant Planner Neuebaumer: I'll defer to the applicant to answer that question.

Commissioner Biasotti: Will the connection from the poles to the equipment boxes be underground?

Assistant Planner Neuebaumer: Yes it will. I would also like to bring to your attention condition #14 which requires all conduits be located 1'-0" below all existing utilities and be covered by a red cement slurry; per the request of the Water Division.

Public Comment Open.

Misako Hill; Applicant: I would like to give a brief presentation on the proposed cell site installation.

Applicant gave power point presentation of proposed project with antenna on top of pole and equipment on the ground with a security fence and cover.

Vice Chair Petersen: I am concerned about the possibility of vandalism to the equipment. Is there an electric meter at the site that will need to be serviced?

Misako Hill; Applicant: Yes.

Vice Chair Petersen: Will the meter be in public view?

Misako Hill; Applicant: No. It would be located within the equipment enclosure.

Vice Chair Petersen: So it will be a smart meter.

Commissioner Sammut: The equipment cover is a chain link fence?

Misako Hill; Applicant: Yes, it is hidden from public view behind the fencing.

CD Director Akin: I would like to add our standard condition that graffiti be removed within 24 hours of reporting. I would also like the applicant explore any anti-graffiti type coating that they could put on the fence to prevent future vandalism.

Commissioner Marshall: I would suggest using a vinyl PVC fencing rather than a wood fence.

Chair Chase: Do we get a lot of graffiti complaints at this location?

CD Director Akin: We do get complaints on occasion.

Commissioner Johnson: What has been the trend for fences on other cell site applications?

CD Director Akin: A typical material used would be some type of cyclone fencing with vinyl slats. I am unaware of which type of material is used to clean graffiti easier.

Commissioner Johnson: I would like the applicant to explore the best materials to remove graffiti.

Chair Chase: I would like to thank you for providing us a good application for this project.

Public Comment Closed.

Motion to approve Use Permit 10-015 based on Findings of Fact (1-6) and Conditions of Approval (1-15). With added Condition of Approval #16.

Commissioner Petersen/ Biasotti

AYES: All Commissioners Present.

NOES: None

ABSTAIN: None

Chair Chase advised of a 10-day appeal period

FINDINGS OF FACT

1. The location, size and intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.
2. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood since no height change will occur with the new facility, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood or impair the value thereof.
3. The improvement of the commercial structure, as shown on the elevations as submitted, is not detrimental to the character or value of an adjacent residential district.
4. The general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.
5. The proposed development is consistent with the general plan, which states that any new development should protect the residential character of a neighborhood and also should serve a regional purpose.
6. The proposal will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use given the RF report.

CONDITIONS OF APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 10-015 shall not be valid for any purpose. Use Permit 10-015 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the Summary of Hearing shall be photocopied and included on a full size page in the Building Division set of drawings.
3. The request for a Use Permit to construct a new wireless communications facility shall be built according to plans and description approved by the Planning Commission on January 18, 2010 except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit and encroachment permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent Conditions of Approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. Construction schedule and traffic plan required for Planning staff review prior to Building permit issuance.
7. Any general maintenance of proposed wireless facility shall occur during the following hours only: Monday through Friday, 8:00 AM to 5:00 PM.
8. Signage shall be posted in a visible exterior location on the site with specific contact information for the wireless facility operator in case of emergency or public inquiry. Signage and location to be approved by Planning staff prior to Building Permit issuance. No other signage shall be installed on the property or pole except for those signs required by law.
9. If proposed wireless facility is found to be abandoned or non-operational, it shall be removed at the full cost of the applicant within sixty (60) days after citation or termination of lease agreement, whichever occurs first.
10. Prior to securing a building permit and encroachment permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.
11. The site shall be well maintained throughout the life of the project and shall be repainted as needed. Painting can be required by the Community Development Director on an as needed basis.
12. The pole extension shall be painted to match the existing utility pole to the satisfaction of the Community Development Director.

13. The radome and the 6" riser shall be painted to match the utility pole to the satisfaction of the Community Development Director.
14. All conduits shall be located 1'-0" below all existing utilities and shall be covered by a red cement slurry.
15. The applicant shall enter into a lease agreement with the City of San Bruno prior to submitting plans to the Building Division.

Added Condition

16. The applicant shall clean graffiti on the fence and/or paint over it within 24 hours of its appearance, using a matching paint color. This condition also gives the City of San Bruno consent to have the graffiti painted out for the applicant. If the graffiti is not removed within 24 hours, the City's graffiti removal vendor will be instructed to remove the graffiti and provide a detailed accounting of the cost to the applicant, who will be responsible for reimbursing the City for the graffiti removal. The applicant shall work with staff to identify the most graffiti resistant fencing material at the time of building permit submittal and shall provide staff a long-term responsible party for city and neighborhood issues.

6. Discussion

- A. City Staff Discussion:** Commissioners Sammut, Biasotti, and Johnson volunteered for the February 10, 2011 Architectural Review Committee meeting.

Glenview Fire Update: *CD Director Akin:* I wanted to inform you all that staff received the first application that will be going to Architectural Review on January 27, 2011. I want to thank you all for being available for the Architectural Review meeting to assist the fire victims.

Commissioner Marshall: I think it would be easier if we schedule the Architectural Review meetings at 6:00 before the Planning Commission meeting.

CD Director Akin: I can check the code to see if that is allowable and get back to you.

- C. Planning Commission Discussion:**

Motion to appoint Vice Chair Petersen as Planning Commission Chair and Commissioner Sammut as Planning Commission Vice Chair for 2011.

Commissioner Chase/ Petersen

VOTE: 7-0

AYES: All Commissioners Present

NOES: None

ABSTAIN: None

7. Adjournment

Meeting was adjourned at 7:40 pm

Aaron Akin

Secretary to the Planning Commission
City of San Bruno

Kevin Chase, Chair

Planning Commission
City of San Bruno

NEXT MEETING: February 15, 2010

CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT



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STAFF

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Mark Sullivan, AICP, *Housing & Redevelopment Manager*
Lisa Costa Sanders, *Acting Planning Manager*
Laura Russell, AICP, *Associate Planner*
Matt Neuebaumer, *Assistant Planner*
Robert Lanzone, *Interim City Attorney*

PLANNING COMMISSION

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**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. 5.A
FEBRUARY 15, 2011**

PROJECT LOCATION

1. Address: 1301 Santa Lucia Avenue
2. Assessor's Parcel No: 020-352-140
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A:** Site Location
- B:** Photographs
- C:** Site Plan, Floor Plans, Elevations
- D:** San Mateo Countywide Sustainable Building Checklist

REQUEST

Request for a Use Permit to allow an addition which increases the gross floor area by greater than 50% cumulatively (120%) per Sections 12.200.030.B.1, of the San Bruno Municipal Code. William Lim (Applicant), Alice Young (Owners) **UP-10-007**.

RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit 10-007 based on Findings of Fact 1-7 and subject to Conditions of Approval 1-24.

REVIEWING AGENCIES

Community Development Department
Public Works Department

LEGAL NOTICE

1. Notices of public hearing mailed to owners of property within 300 feet on February 4, 2011.
2. Advertisement published in the *San Mateo Daily Journal*, Saturday, February 5, 2011.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15303: New construction of a Single Family Residence/Conversion of a structure.

EXISTING CONDITIONS

The subject property is located on the south side of Santa Lucia Avenue between Balboa Way and Cabrillo Way. This is an irregular shaped lot with a total size of 4,896 square feet. The property is

currently developed with a one-story single-family dwelling with 957 square feet of living area. The existing dwelling consists of two bedrooms, one bathroom, an office/den, living room, kitchen, and a one-car garage. The home was constructed in 1943 and is located in the El Crystal subdivision. Immediately adjacent to the subject property are other single-family dwellings.

ADDITIONAL INFORMATION

- **Accessory Structures:** There are no accessory structures located in the rear yard of the subject property.
- **Code Enforcement:** There are no active Code Enforcement cases.
- **Easements:** Subdivision maps on file in the Public Work Department indicate that there is a Public Utility Easement located in the rear yard at the subject property. The proposed addition would not encroach into the easement area.
- **Heritage Trees:** There is one heritage tree on site. The heritage tree will not be removed as a result of this project.
- **Previous additions or alterations:** There have been no previous additions or alterations to the subject property.

SURROUNDING LAND USES

North: City Park - O (Open Space)
South: City Limits - (Single Family Residential)
East: Balboa Way - R-1 (Single Family Residential)
West: Cabrillo Way - R-1 (Single Family Residential)

PROJECT DESCRIPTION

The applicant is proposing to construct a 1,440 square foot first and second story addition to an existing one-story single-family dwelling. The first floor will be completely remodeled to create a more open floor plan consisting of one bedroom, one bathroom, a kitchen, and a large living room/dining room combination. The proposed second story expansion will create two new bedrooms, one new bathroom, and a new office.

The first and second story will utilize horizontal hardiplank siding. The wall will be painted brown and the trim will be painted a light tan color. The front door will utilize a maroon color. If approved and constructed, this would be a 3 bedroom, 3 bathroom home with one office.

Project details are shown in the following table:

SITE CONDITIONS		ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Land Use		R-1	R-1	Same
Lot Area		4,896 s.f.	4,896 s.f.	Same
Lot Coverage		2,154 s.f. (44%)	1,220s.f. (25%)	Same
Gross Floor Area		2,693 s.f.	1,197 s.f.	2,637 s.f.
Floor Area Ratio		.55	.24	.54
Building Setbacks	Front	15'-0"	18'-0"	Same
	Rear	10'-0"	36'-0"	Same
	R Side	10'-0"	7'-0"	11'-0"
	L Side	5'-0"	4'-3"	7'-6"
Building Height		28'-0"	12'-0"	24'-4"
Covered Parking		2 spaces	1 space	2 spaces

Notes:

- Use Permit required for greater than 50% (120%) expansion.

Square Footage Breakdown:

	Ground floor	Second Floor	Garage	Total
Existing	957	-	240	1,197
Proposed	247	995	198	1,440
Total	1,204	995	438	2,637

Notes:

- 2,199 s.f. of living area proposed with a 438 s.f. two-car garage

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee reviewed this project on January 13, 2011. The Committee forwarded the project to the Planning Commission with a favorable recommendation with the following comments:

- Add more emphasis to the entrance.
- Submit a written statement describing the measures selected within the San Mateo Countywide Sustainable Building Checklist.

The applicant has submitted all additional items and made the changes as requested by the Architectural Review Committee.

Public Comment

Staff sent a courtesy notice to neighbors on April 19, 2010. Staff received feedback from two adjacent property owners. One property owner wanted clarification regarding what the project entailed and where the addition would specifically take place. The other property owner was concerned with the overall height and mass of the structure and stated that the 2nd floor addition would block the view of tree lined

streets to the north. Staff noted that the City does not have a view ordinance and that the lot is irregularly shaped, therefore a 2nd story addition is the only option for the applicant. Additionally, staff stated that the proposal is meeting all development standards of the zoning district, and the roofline is utilizing a 3/12 slope, which limits the overall height of the structure. Since that time, the applicant has revised the southern elevation to include a 2nd story stepback, and has included a more consistent window pattern. The concerned property owner is no longer objecting to the proposed addition and is in favor of the revised southern elevation.

Additionally, staff recently spoke with two adjacent property owners who inquired about the details of the project. The property owner located directly to the rear of the subject site was initially concerned with possible privacy impacts. Staff explained that the second story was setback 8'-0" from the first story below and was located 20'-0" from the shared rear property line. The property owner to the rear of the subject site has since explained that they are no longer concerned with privacy impacts.

ANALYSIS AND RECOMMENDATION

Analysis:

The applicant is proposing a 1,440 square foot addition to an existing 1,197 square foot home, which results in a 120% expansion. As a result a Use Permit is required for exceeding the 50% threshold requirement. The proposed expansion is meeting all other development standards of the zoning district.

Staff finds that the proposed addition is well integrated with the existing single-family dwelling and is compatible with the immediate neighborhood. The first story would be expanded to accommodate a two-car garage, new pantry, and a stairwell connecting the first and second story living areas. The proposed second story would be set back 8'-0" from the first story below along the east elevation, 9'-0" along the west elevation, and 2'-0" to 6'-0" along the north elevation. The majority of the second story would be setback 1'-0" from the first story below along the south side elevation, with a small portion of the second story addition being flush with the first story below. The second story addition utilizes façade articulation techniques found in the recently adopted residential design guidelines. A 3/12 roof slope will also be utilized, which will limit the overall height of the home to 24'-4". Hardiplank siding is proposed for the exterior finish, and all window and door trim will match throughout the home contributing to the architectural integrity of the addition.

Findings:

*Pursuant to the City's Zoning Code, the Commission shall grant the Architectural Review Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made):*

Use Permit 10-007

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the California Building Code (CBC) and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood.

2. The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.

The architectural features of the project are compatible with the surrounding neighborhood. The first and second story addition and existing home will utilize hardiplank siding. The home's overall height would increase to 24'-4", which is below the limit of 28'. The proposal will benefit the City and the surrounding neighborhood through an investment in the property. Therefore, staff determines that the project will not be detrimental to improvements in the neighborhood or to the general welfare of the City.

3. The proposed development will be consistent with the general plan.

The San Bruno General Plan designates the property as a low-density residential district. The existing single-family dwelling is consistent with the residential general plan designation.

General Plan Policy LUD-3 states, "protect the residential character of established neighborhoods by ensuring that new development conforms to surrounding design and scale". The proposal will be complementary to other single-family homes in the area and will reinforce the residential character of the neighborhood.

4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.

The proposal includes a first and second-story addition to the existing single-story residence. The overall height of the home would increase from 12'-0" to 24'-4", which is less than the 28'-0" height limit. The addition meets and exceeds all setback requirement. Specifically, the proposed second story would be set back 8'-0" from the first story below along the east elevation, 9'-0" along the west elevation, and 2'-0" to 6'-0" along the north elevation. The majority of the second story would be setback 1'-0" from the first story below along the south side elevation, with a small portion of the second story addition being flush with the first story below. Additionally, there are no excessive eave overhangs. Therefore, the structure should not unreasonably restrict or interfere with light and air on the adjacent properties. The overall design and scale of the home is consistent with the neighborhood, which consists of a mixture of one-story and two-story structures.

5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.

The applicant proposes to construct a 1,440 square foot first and second story addition to the existing single-family dwelling. The addition will utilize a horizontal wood siding, which is a common feature in the neighborhood. The addition will also utilize a 3/12 roof slope, which will limit the overall height of the home to 24'-4". Staff finds that the general appearance of the residence will be in keeping with the neighborhood and will not be detrimental to the City.

6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

The applicant is proposing to expand the existing garage to accommodate two cars. The living area of the residence is proposed at 2,199 square feet, which is below the threshold of 2,800 square feet requiring a three-car garage.

7. That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time.

Staff finds that the proposed addition conforms to the basic design principles of the residential guidelines. The proposed addition is respecting the scale, bulk, and character of the immediate neighbors and adjacent homes, as the addition is meeting and exceeding all setback requirements. Additionally, the addition utilizes a horizontal hardiplank siding that is consistent with the immediate neighborhood. The addition is well integrated with the existing home and compliments the adjacent properties and the immediate neighborhood. The second story addition will utilize a 3/12 roof slope, which will limit the overall height of the structure to 24'-4". Staff finds that the proposed second story addition also incorporates façade articulation techniques found within the Residential Design Guidelines. Specifically, the proposed second story would be set back 8'-0" from the first story below along the east elevation, 9'-0" along the west elevation, and 2'-0" to 6'-0" along the north elevation. The majority of the second story would be setback 1'-0" from the first story below along the south side elevation, with a small portion of the second story addition being flush with the first story below.

All window and door trim will match throughout the entire home contributing to the architectural integrity of the addition. Regarding landscaping, the applicant is proposing to replace the existing lawn with a combination of boxwood, mimulus pumpkin (flower), and lavandula (shrub). Additionally, the heritage tree located on the property will remain.

RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit 10-007 based on Findings of Fact 1-7 and subject to Conditions of Approval 1-24.

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given its quality architectural features and its general conformance to a majority of regulations as set forth in the Municipal Code.
3. The proposed development will be consistent with the general plan.
4. The proposed development, as set forth on the plans, and with recommendations by staff, will not

unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.

5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.
6. The proposed expansion complies with applicable off-street parking standards of the City of San Bruno Zoning Ordinance.
7. That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time.

CONDITIONS OF APPROVAL

Community Development Department - (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 10-007 shall not be valid for any purpose. Use Permit 10-007 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the Summary of Hearing shall be photocopied and included on a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on February 15, 2011 labeled Exhibit C except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.

7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code or as storage. The residence must have the ability to park one vehicle in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.
9. Prior to Final Inspection, 15% of the site shall be landscaped and any site landscaping damaged during construction shall be replanted to the satisfaction of the Community Development Director. No more than 80% of the lot shall consist of impervious surface.
10. The residence shall meet 2010 California Green Building Standards Code - California Code of Regulations, Title 24, Part 11 – Tier One measures. The applicant shall submit the green building checklist with the building permit submittal.

Department of Public Services - (650) 616-7065

11. Please note that the front property line is located 8.5 feet behind the sidewalk at Balboa Way and the street side property line is located 10.0 feet behind the sidewalk at Santa Lucia Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 8.5 feet from back of sidewalk along Balboa Way and 10.0 feet from back of sidewalk along Santa Lucia Avenue. S.B.M.C. 8.08.010.
12. The Applicant shall provide flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2010.
13. Encroachment Permit from Public Works Department is required prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010.
14. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all location where there are any raised or offset concrete sections greater than or equal to 3/4 –inch. S.B.M.C. 8.12.010.
15. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on Cherry Avenue. S.B.M.C. 8.24.060. At the current rate, the impact payment required is \$540. A separate tree-planting permit is required from Parks and Recreation Services for any new street tree.
16. If not present, the applicant shall install a sanitary sewer lateral clean-out at property line per City standards detail SS-01
17. Paint address number on face of curb near driveway approach. Black lettering on white

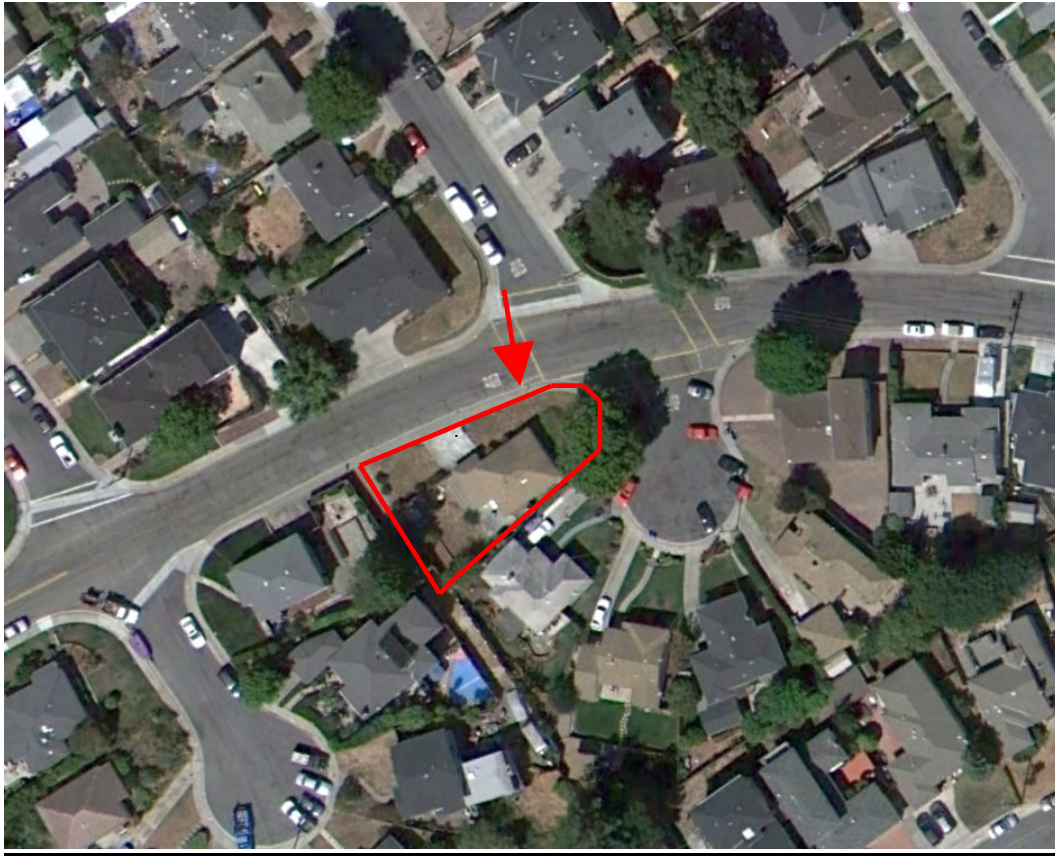
background.

18. Erosion control plan and storm water pollution prevention plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform to the current NPDES requirements. S.B. Municipal Code 12.16.020.
19. Storm water from new and existing roof down spouts and other on-site drainage, shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards detail SI-03.
20. The building permit plans shall include a site plan that shows all properly lines, setbacks and easements, and all existing and proposed grading and drainage improvements. All unpaved areas shall be graded to slope at 1% or more. All paved areas shall be graded to slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements. S.B.MC. 12.16.020
21. Perform water demand calculation based requirements in Chapter 7 of the California Plumbing Code to confirm that the existing water service and meter are sufficient to serve water demand. If existing meter is undersized, a new meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of water meter. S.B.M.C. 10.14.020/110.

Fire Department- (650) 616-7096

22. Address numbers to be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
23. Provide hard-wired smoke detectors with battery backup as required by building code.
24. Provide spark arrester for chimney if not currently in place.

Date of Preparation: February 10, 2011
Prepared by: Matt Neuebaumer, Assistant Planner



**1301 Santa Lucia Avenue
020-352-140
UP-10-007**

Exhibit A: Site Location






Subject Site



Neighboring Properties

Exhibit B: Photographs

A 0.0

<h1 style="margin: 0;">BUILDING DATA</h1>	
CONSTRUCTION TYPE:	V B
OCCUPANCY TYPE:	R-3
<h1 style="margin: 0;">SITE DATA</h1>	
ASSESSOR'S BLOCK:	0001
LOT NUMBER:	08
per map entitled "El Crystal, San Bruno, California"	
ZONING:	RH-1D
ADDRESS:	1301 SANTA LUCIA AVENUE
<h1 style="margin: 0;">INDEX OF DRAWINGS</h1>	
A 0.0	PROJECT DATA AND ABBREVIATIONS
A 0.9	LANDSCAPE PLAN
A 1.0	EXISTING FLOOR PLAN AND DEMOLITION PLAN
A 1.1	EXISTING ELEVATIONS
A 2.0	PROPOSED FIRST FLOOR PLAN
A 2.1	PROPOSED SECOND FLOOR PLAN
A 3.0	ELEVATIONS
A 3.1	WINDOW AND DOOR SCHEDULES
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="margin: 0;">SURVEY BY PLS, MICHAEL MAHONEY, JULY 2010.</p> </div> <div style="width: 50%;"></div> </div>	
	<p>DETAIL SYMBOL</p> <p>Detail Number</p> <p>Sheet Number</p> <p>Direction of View</p>
	<p>SECTION CUT SYMBOL</p> <p>Direction of View</p> <p>Detail Number</p> <p>Sheet Number</p> <p>Location of Cut</p>
	<p>INTERIOR ELEVATION SYMBOL</p> <p>Arrow for each elevation drawn</p> <p>Sheet Number</p> <p>Elevation Number</p> <p>Room Name</p>

BALBOA WAY

(E) TREE TO REMAIN
18" TRUNKWOOD FENCE
OVER 0.63'

ADJ. HOUSE

 $\Delta=123^{\circ}45'53''$
 $R=20.00'$
 $L=43.20'$

4.50'

 $\Delta=09^{\circ}09'30''$
 $R=970.00'$
 $L=91.11'$

BACK OF VALE

60' R/W

SANTA LUCIA AVE.

SIDEWALK

ENTRY / DRIVEWAY = 850 SF

SITE/ROOF/LANDSCAPE PLAN

SCALE: 1/6"=1'-0"



PLANT LIST



SHRUB

COMMON NAME, LATIN NAME

SIZE



FLOWER

MIMULUS PUMPKIN

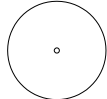
5 GAL.



SHRUB

LAVENDER, LAVANDULA

5 GAL.



TREE

OAK, QUERCUS AGRIFOLIA

EXISTING

PROVIDE WOOD MULCH AROUND TREES AND
SHRUBS; 1" DEEP.

LEGEND

- PROPERTY LINE
- BUILDING LINE BELOW
- EXISTING BUILDING
- ← SLOPE DOWN

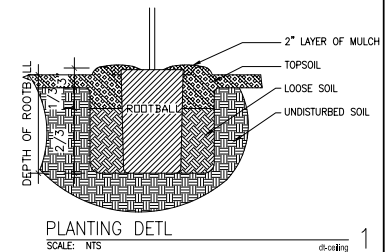
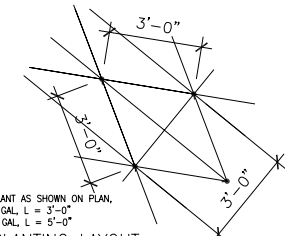
KEY NOTES

1. GUTTER WITH DOWNSPOUTS
2. COMPOSITE ASPHALT SHINGLES
3. CHIMNEY FLUE
4. ALUMINUM BALCONY (PTD.)

SITE DATA

AREA = 4,896 SF BASED ON
SURVEY BY PLS, MICHAEL MAHONEY
DATED JULY 2010.

IMPERVIOUS PAVING:
PATIO = 376 SF
DRIVEWAY = 428 SF
TOTAL = 804 SF



wL

william Lim
ARCHITECT
DESIGN AND ARCHITECTURE

323 amber drive san francisco, ca 94131
415 609 0258

Issues ☐ Revisions ☐

No.	Date	Description
1	02/21/10	PLANNING
2	06/21/10	PLANNING REV
3	09/29/10	PLANNING REV 2
4	12/06/10	PLANNING REV 3
5	12/17/10	ARB REV 4
6	01/27/11	PRB REV 5

Date _____ Owner _____
Date _____ Tenant _____
Date _____ Architect _____

ALICE YOUNG
RESIDENCE
1301 SANTA LUCIA AVE
SAN BRUNO, CA 94066

CLIENT

REMODEL AND ADDITION
1301 SANTA LUCIA AVE
SAN BRUNO, CA 94066

PROJECT

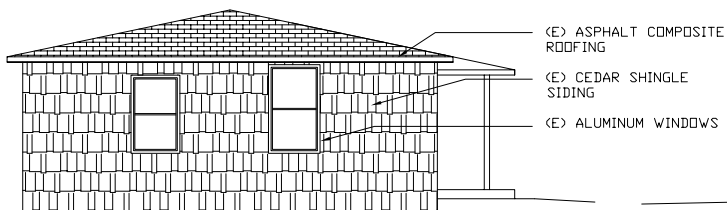
LANDSCAPE PLAN

SHEET TITLE

ALL DRAWINGS AND MATERIALS SPECIFICATIONS
SUBJECT TO THE DESIGN AND CONSTRUCTION OF THE
PROJECTS MUST BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE

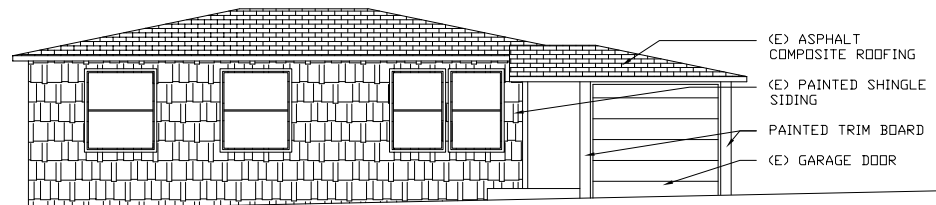
A 0.9

SHEET NO.



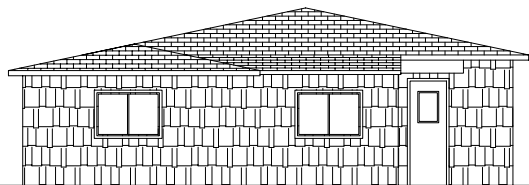
EAST ELEVATION

SCALE: 1/4"=1'-0"



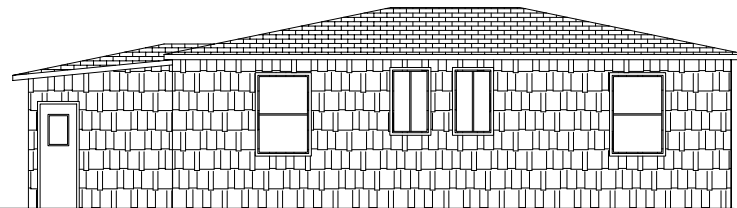
NORTH ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/4"=1'-0"



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

SHEET NOTES

A. REFER TO DEMOLITION PLANS FOR SCOPE OF WORK.

B. THE CONTRACTOR SHALL SALVAGE ALL DOUBLE PANE WINDOWS.

C. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.

D. THE CONTRACTOR IS RESPONSIBLE FOR BRACING ELEMENTS TO REMAIN.



Issues ☐ Revisions ☐

No.	Date	Description
1	02/21/10	PLANNING
2	06/21/10	PLANNING REV
3	09/28/10	PLANNING REV 2
4	12/06/10	PLANNING REV 3
5	12/17/10	ARB REV 4
6	01/27/11	PRB REV 5

Date _____ Owner _____

Date _____ Tenant _____

Date _____ Architect _____

ALICE YOUNG
RESIDENCE
1301 SANTA LUCIA AVE
SAN BRUNO, CA 94066

CLIENT

REMODEL AND ADDITION
1301 SANTA LUCIA AVE
SAN BRUNO, CA 94066

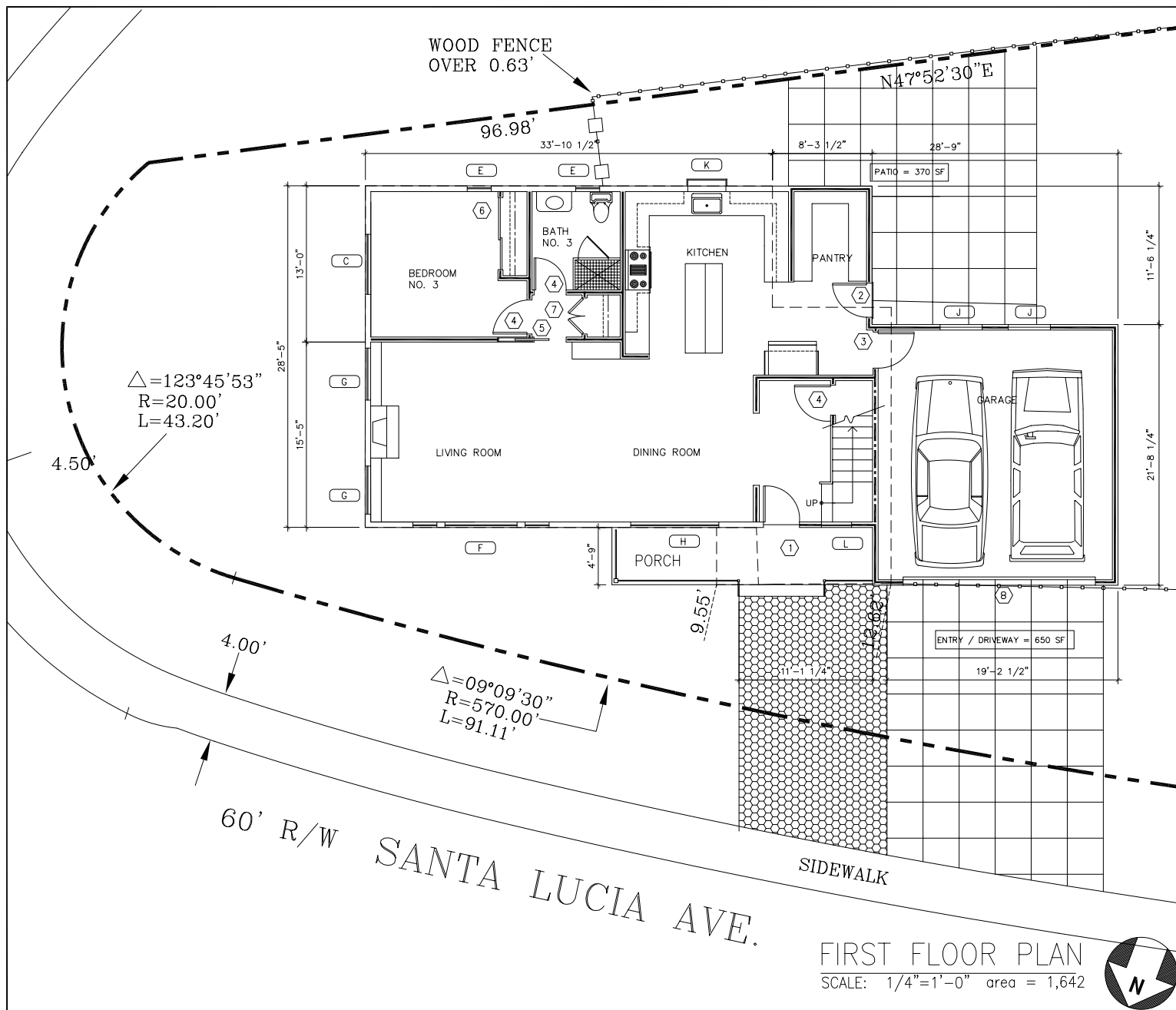
PROJECT

DEMOLITION
AND EXISTING
SECOND FLOOR
PLAN

ALL DRAWINGS AND MATERIALS APPEARING HEREON
ARE THE PROPERTY OF WILLIAM LIM ARCHITECT AND
SHALL BE KEPT IN THE OFFICE OF THE ARCHITECT
UNTIL THE PROJECT IS COMPLETED.

A 1.1

SHEET NO.



wL
william Lim
 ARCHITECT
 DESIGN AND ARCHITECTURE
 323 amber drive san francisco, ca 94131
 415 609 0258

LICENSED ARCHITECT
 C-24253
WILLIAM LIM
 RENEWAL DATE:
 30 APRIL 2011
STATE OF CALIFORNIA

Issues <input type="checkbox"/>		Revisions <input checked="" type="checkbox"/>
No.	Date	Description
1	02/21/10	PLANNING
2	06/21/10	PLANNING REV
3	09/29/10	PLANNING REV 2
4	12/06/10	PLANNING REV 3
5	12/17/10	ARB REV 4
6	01/27/11	PRB REV 5

Date	Owner
Date	Tenant
Date	Architect

ALICE YOUNG
 RESIDENCE
 1301 SANTA LUCIA AVE
 SAN BRUNO, CA 94066

CLIENT

REMODEL AND ADDITION
 1301 SANTA LUCIA AVE
 SAN BRUNO, CA 94066

PROJECT

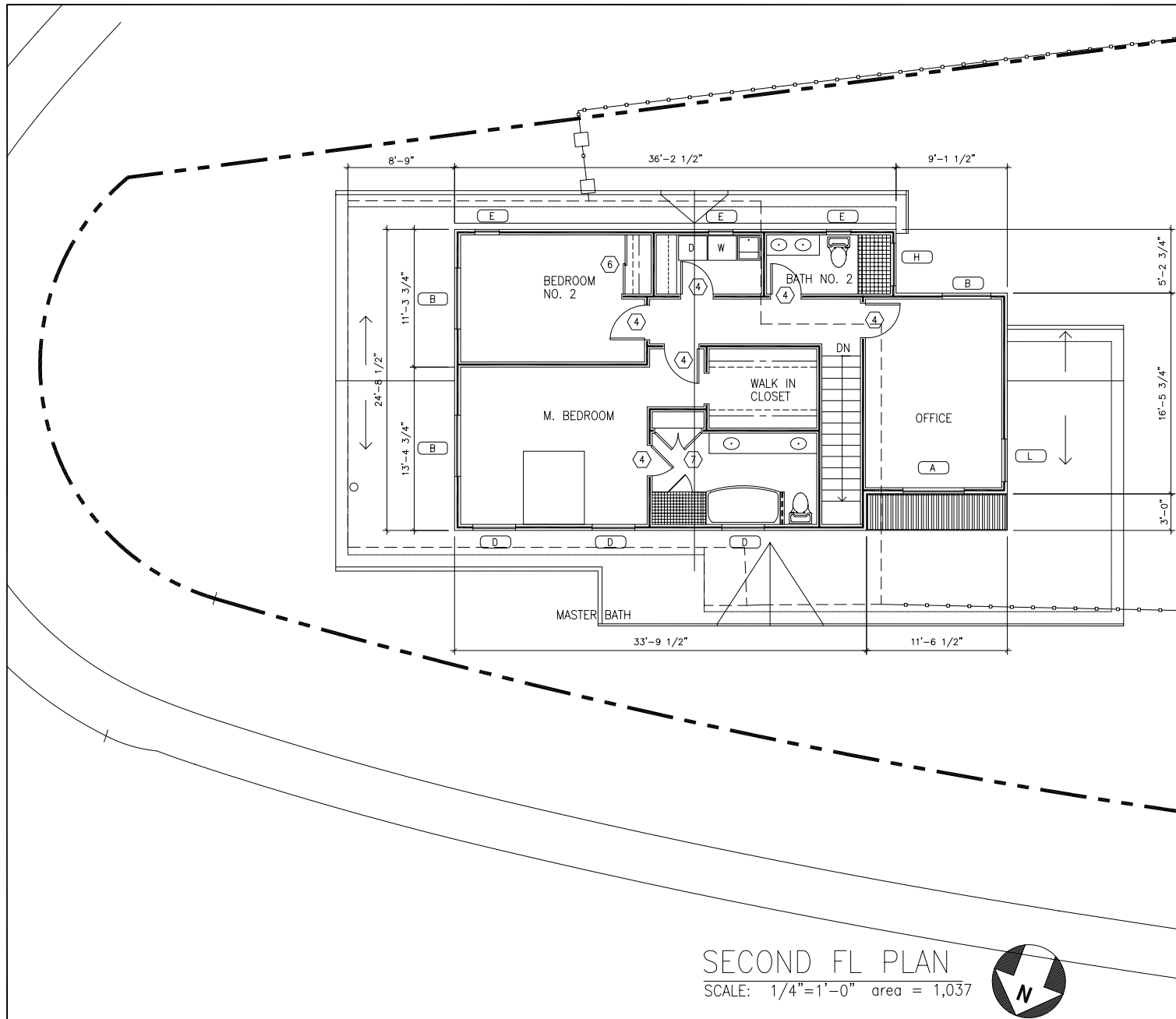
PROPOSED FIRST
 FLOOR PLAN

SHEET TITLE

ALL DRAWINGS AND MATERIALS APPEARING HEREON
 ARE THE PROPERTY OF WILLIAM LIM ARCHITECT AND
 SHALL BE KEPT IN THE OFFICE OF THE ARCHITECT.

A 2.0

SHEET NO.



LEGEND

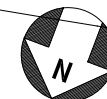
- EXISTING WALLS
- == NEW WALLS
- === 1 HOUR FIRE RATED WALL
- 54" PONY WALL

SHEET NOTES

1. R-15 BATT INSULATION IN ALL EXTERIOR WALLS AND WALL BETWEEN GARAGE.
2. R-19 BATT INSULATION BETWEEN ROOF JOIST
3. R-30 BATT INSULATION BETWEEN FLOOR JOIST
4. PROVIDE AND INSTALL ONE-HOUR FIRE RATED CONSTRUCTION BETWEEN GARAGE AND HABITABLE SPACES.
5. HIGH EFFICIENT INSULATED GAS WATER HEATER
6. HIGH EFFICIENT GAS FURNACE WITH INSULATED DUCTS
7. DUAL GLAZED ALUMINUM WINDOWS, REFER TO SCHEDULE
8. LOW FLOW PLUMBING FIXTURES THROUGHOUT; INCLUDING: TOILETS, FAUCETS, AND SHOWER HEADS

SECOND FL PLAN

SCALE: 1/4"=1'-0" area = 1,037



wL
william Lim
ARCHITECT
 DESIGN AND ARCHITECTURE
 323 amber drive san francisco, ca 94131
 415 609 0258

LICENSED ARCHITECT
 C-24253
WILLIAM LIM
 EXPIRATION DATE:
 30 APRIL 2011
STATE OF CALIFORNIA

Issues ☐ Revisions ☐

No.	Date	Description
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5	12/17/10	ARB REV 4
6	01/27/11	PRB REV 5

Date _____ Owner _____

Date _____ Tenant _____

Date _____ Architect _____

CLIENT
 ALICE YOUNG
 RESIDENCE
 1301 SANTA LUCIA AVE
 SAN BRUNO, CA 94066

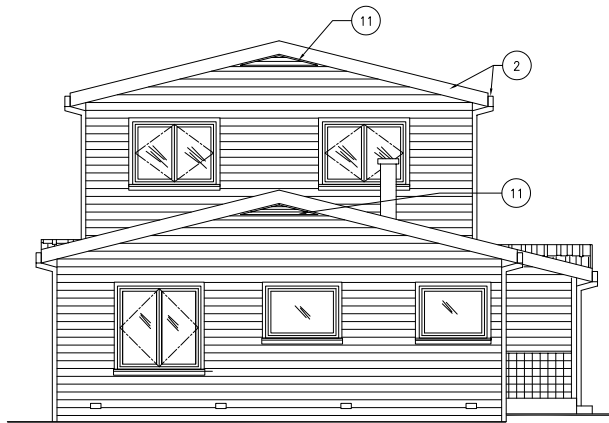
PROJECT
 REMODEL AND ADDITION
 1301 SANTA LUCIA AVE
 SAN BRUNO, CA 94066

SHEET TITLE
 PROPOSED
 SECOND FLOOR
 PLAN

ALL DRAWINGS AND MATERIALS APPEARING HEREON
 ARE THE PROPERTY OF WILLIAM LIM ARCHITECT AND
 SHALL BE KEPT IN CONFIDENCE AND NOT TO BE REPRODUCED OR
 COPIED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

A 2.1

SHEET NO.



EAST ELEVATION

SCALE: 1/4"=1'-0"

9. PAINTED GALVANIZED FLASHING ABOVE DOOR
10. METAL CHIMNEY WITH SPARK ARRESTOR
11. VENT WITH BUG SCREEN
12. BALCONY RAILING

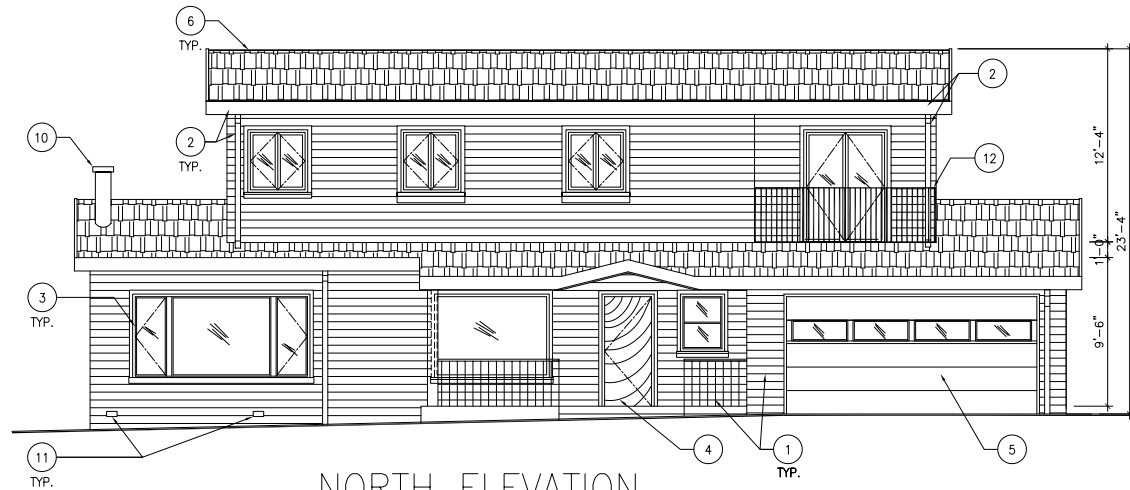
7. EXTERIOR WOOD DOOR WITH DOUBLE PANE WINDOW, PAINTED FINISH
8. CONCRETE SLAB PORCH

5. ROLL UP GARAGE DOOR
6. COMPOSITE ROOF SHINGLES

3. VINYL WINDOWS, DUAL GLAZING, INTEGRAL COLOR AND COMPOSITE TRIM
4. WOOD ENTRY DOOR AND FRAME, STAIN GRADE ENTIRE ASSEMBLY

SHEET NOTES

1. HARDPLANK SIDING
2. REDWOOD TRIM WITH GUTTER AND DOWNSPOUT, PAINTED



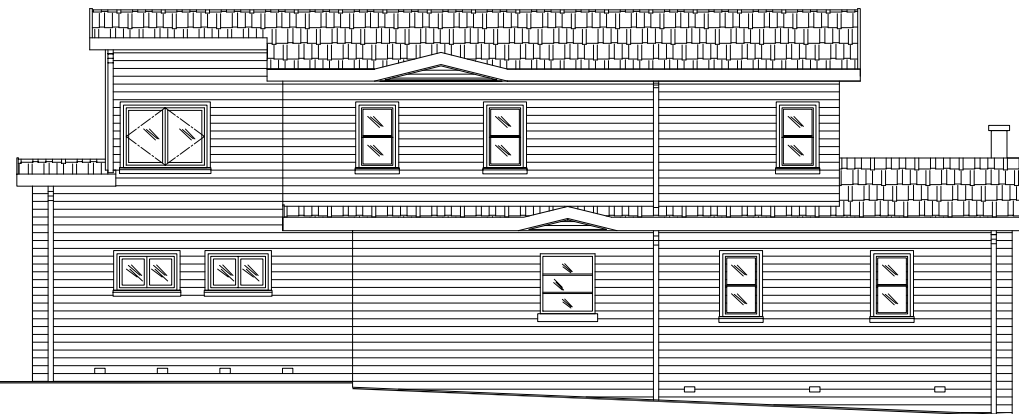
NORTH ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/4"=1'-0"



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

wL
william Lim
ARCHITECT
 DESIGN AND ARCHITECTURE
 323 amber drive san francisco, ca 94131
 415 609 0258

LICENSED ARCHITECT
 C-24253
WILLIAM LIM
 RENEWAL DATE:
 30 APRIL 2011
STATE OF CALIFORNIA

Issues <input type="checkbox"/> Revisions <input type="checkbox"/>		
No.	Date	Description
1	02/21/10	PLANNING
2	06/21/10	PLANNING REV
3	09/29/10	PLANNING REV 2
4	12/06/10	PLANNING REV 3
5	12/17/10	ARB REV 4
6	01/27/11	PRB REV 5

Date	Owner
Date	Tenant
Date	Architect

ALICE YOUNG
 RESIDENCE
 1301 SANTA LUCIA AVE
 SAN BRUNO, CA 94066
 CLIENT

REMODEL AND ADDITION
 1301 SANTA LUCIA AVE
 SAN BRUNO, CA 94066

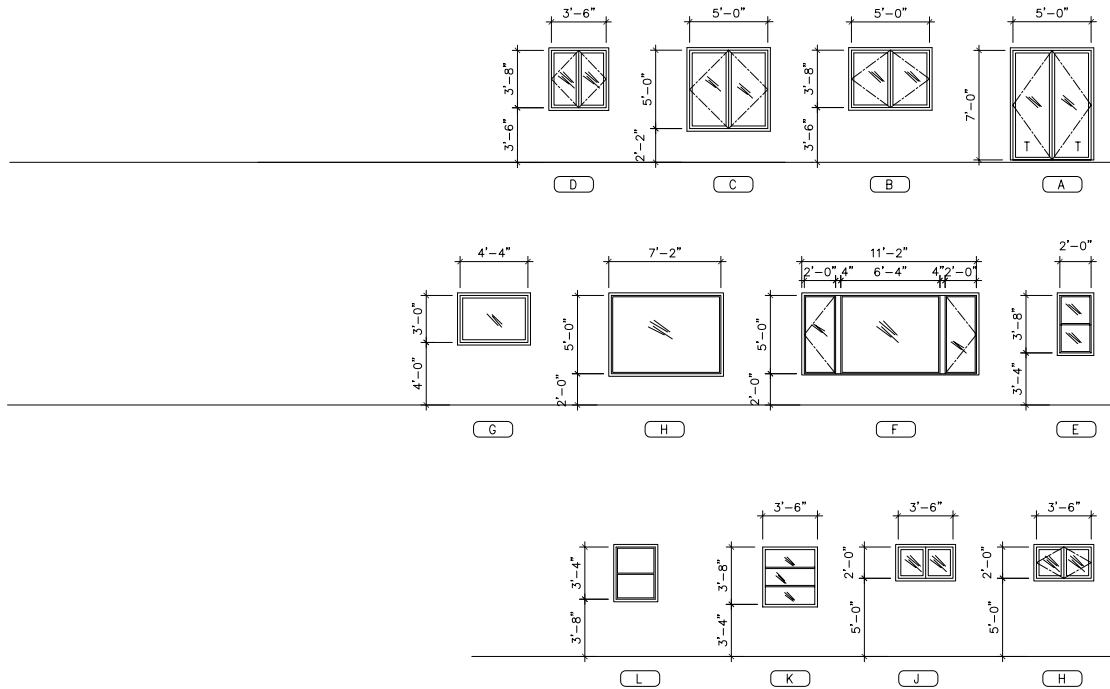
PROJECT

ELEVATIONS
 N
 SHEET TITLE

ALL DRAWINGS AND MATERIALS, INCLUDING SEPARATE CONTRACTS, SHALL BE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN HIS OR HER PROPERTY.

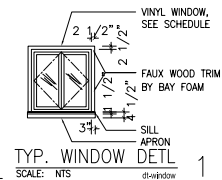
A 3.0

SHEET NO.



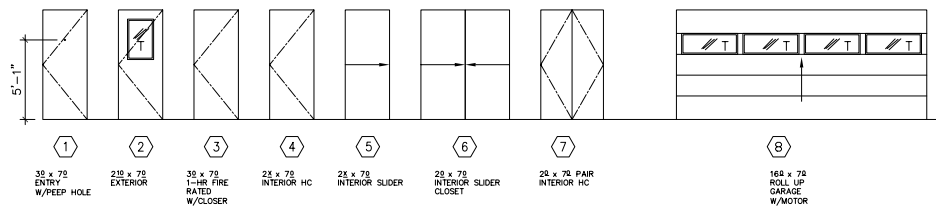
WINDOW NOTES

1. ENERGY STAR RATED VINYL FRAMES
2. 1" DUAL GLAZING WITH LOW-E COATING
3. OPERABLE CASEMENT WINDOWS SHALL HAVE BUG SCREENS
4. BEDROOMS SHALL HAVE A MINIMUM OF ONE WINDOW MEETING EGRESS REQUIREMENTS
5. "T" TEMPERED GLASS AT DOORS AND DIRECTLY ADJACENT.
6. FAUX WOOD TRIM (TRIM AND SILL AND APRON) BAY FOAM INC.



DOOR NOTES

1. SOLID CORE EXTERIOR GRADE DOOR WITH PEEP HOLE (STAINED)
2. SOLID CORE EXTERIOR GRADE DOOR WITH 3/4" DUAL TEMPERED GLAZING WITH LOW-E COATING (STAINED)
3. FIRE RATED DOOR SHALL MEET 1-HOUR RATING WITH CLOSER (PAINTED)
4. INTERIOR DOORS SHALL BE HOLLOW CORE (PAINTED)
5. INTERIOR SLIDING DOOR (PAINTED)
6. INTERIOR BI-FOLD DOORS (PAINTED)
7. GARAGE DOOR WITH MOTOR (PAINTED)



Issues	Revisions
No.	Date Description
1	02/21/10 PLANNING
2	06/21/10 PLANNING REV
3	09/29/10 PLANNING REV 2
4	12/06/10 PLANNING REV 3
5	12/17/10 ARB REV 4
6	01/27/11 PRB REV 5

Date	Owner
Date	Tenant
Date	Architect

ALICE YOUNG
RESIDENCE
1301 SANTA LUCIA AVE
SAN BRUNO, CA 94066
CLIENT

REMODEL AND ADDITION
1301 SANTA LUCIA AVE
SAN BRUNO, CA 94066

PROJECT
ELEVATIONS

N
SHEET TITLE

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREON
CONSTITUTE THE ENTIRE AGREEMENT BETWEEN THE ARCHITECT
AND THE CLIENT. NO PART OF THIS AGREEMENT SHALL BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

A 3.1

SHEET NO.

SAN MATEO COUNTYWIDE SUSTAINABLE BUILDINGS CHECKLIST

	No.	Item	Applicable Building Types	
COMMUNITY PLANNING	Goal: Create a more sustainable community			
	1	Build mixed-use developments and provide public amenities such as open space	c	m
	2	Cluster development to minimize paving and utilities, and to preserve open space	c	m
	3	Reuse a brownfield or previously occupied site	c	m
SITE & LANDSCAPE	4	Design for easy pedestrian, bicycle, and transit access	c	t m
	Goal: Respect your site			
	5	Design and landscape to create comfortable micro-climates and reduce heat island effects	c	m s
	6	Optimize building orientation for heat gain, shading, daylighting, and natural ventilation	c	m s
	7	Reduce building footprint - smaller is better	c	m s
	8	Limit site impacts, balance cut and fill, preserve existing vegetation and protect soil during construction	c	m s
	9	Use native plants that are drought-resistant, create habitat for indigenous species, and do not require pesticides for maintenance	c	m s
	10	Use recycled rubble for backfill drain rock	c	m s
	Goal: Save water and reduce local water impacts			
	11	Maximize onsite stormwater management through landscaping and permeable pavement	c	m s
WASTE REDUCTION & MANAGEMENT	12	Use rainwater harvesting	c	m s
	13	Use water-conserving landscape technologies such as drip irrigation, moisture sensors, and watering zones	c	m s
	Goal: Reduce, reuse, recycle			
	14	Reuse a building (renovate) instead of tearing down and rebuilding	c	t m s
CONCRETE	15	Deconstruct old buildings for materials reuse (salvage)	c	t m s
	16	Recycle construction & demolition waste	c	t m s
	17	Design for durability and eventual reuse	c	t m s
	18	Provide adequate space for storing and handling recyclables	c	t m s
WOOD FRAMING	Goal: Make concrete with sustainable materials			
	19	Use flyash in concrete	c	t m s
	20	Use recycled aggregate in non-structural concrete	c	t m s
WOOD FRAMING	21	Use prefabricated forms or save and reuse wood form boards	c	t m s
	Goal: Design to save wood and labor			
	22	Use spacings, sizes, and modular dimensions that minimize lumber use and optimize performance	c	t m s
WOOD FRAMING	23	Use engineered lumber or metal stud framing to replace solid-sawn lumber	c	t m s
	Goal: Support sustainable forests			
	24	Use sustainably harvested lumber (FSC certified) for wood framing	c	t m s
EXTERIOR TREATMENTS & FINISHES	25	Use reclaimed or salvaged lumber	c	t m s
	Goal: Make a sustainable roof			
	26	Use durable roofing materials	c	m s
EXTERIOR TREATMENTS & FINISHES	27	Use a cool roof	c	m
	28	Use a green or living roof	c	m s
	Goal: Support healthy environments and sustainable forests			
WINDOWS & DOORS	29	Use sustainable siding materials	c	m s
	30	Use sustainable decking materials	c	m s
	Goal: Save energy through passive design			
WINDOWS & DOORS	31	Provide shading on east, west and south windows with overhangs, awnings, or deciduous trees	c	m s
	32	Plan windows and skylights, light shelves, and window treatments to provide daylight that improves indoor environments	c	t m s
	33	Choose window sizes, frame materials, and glass coatings to optimize energy performance	c	m s
	34	Stop air leakage at doors and windows	c	m s
PLUMBING	Goal: Save water and energy in plumbing systems			
	35	Use water-conserving plumbing fixtures	c	t m s
	36	Use water-saving appliances and equipment	c	t m s
	37	Insulate hot and cold water pipes	c	t m s
	38	Use heat recovery equipment, tankless water heaters and/or on-demand hot water circulation pumps	c	t m s
PLUMBING	39	Pre-plumb for future graywater use for toilet flushing and landscape irrigation	c	m s
	Goal: Reduce environmental impacts from materials production			
PLUMBING	40	Use sustainable materials for pipes	c	t m s

Checklist

NAME: _____
SITE ADDRESS: _____
PERMIT NUMBER: _____

Permit applicants are required to complete and return this checklist as part of the permit and planning process. Place a check mark next to each sustainable building practice planned for your project. For assistance, contact your city or call the RecycleWorks hotline at 1-888-442-2666.

145

c Commercial/Industrial
t Tenant Improvement
m Multi-family housing
s Single-family home

SAN MATEO COUNTYWIDE SUSTAINABLE BUILDINGS CHECKLIST



checklist

Permit applicants are required to complete and return this checklist as part of the permit and planning process. Place a check mark next to each sustainable building practice planned for your project. For assistance, contact your city or call the RecycleWorks hotline at 1-888-442-2666.

✓	No.	Item	Applicable Building Types			
Goal: Save energy in lighting						
	41	Design lighting levels for actual use, and use task lighting to reduce general lighting levels	c	t	m	s
	42	Use energy-efficient lamps and lighting fixtures	c	t	m	s
	43	Use lighting controls that save energy such as occupancy sensors	c	t	m	s
Goal: Save energy in equipment use						
	44	Use ENERGY STAR® appliances	c	t	m	s
	45	Use a building energy management system	c	t	m	
Goal: Save energy through passive design						
	46	Use passive solar design, thermal mass, and insulation to reduce space heating needs	c		m	s
	47	Replace air conditioning with natural ventilation and passive cooling	c		m	s
	48	Use ceiling fans for comfort cooling, and use a whole-building fan for night-time cooling	c	t	m	s
	49	Upgrade wall, floor, and ceiling insulation to exceed minimum State requirements	c		m	s
Goal: Save energy in equipment use						
✓	50	Use high-efficiency equipment including furnaces, boilers, fans, and pumps	c		m	s
	51	Use heat recovery equipment	c		m	s
	52	Use geothermal systems, cogeneration, or other alternatives for heating and cooling	c		m	
✓	53	Place ductwork within conditioned space, seal joints properly, and clean before occupancy	c	t	m	s
✓	54	Zone mechanical systems for more efficient heating and cooling	c	t		
	55	Use radiant and hydronic systems for increased efficiency, health, and comfort	c	t	m	s
	56	Use equipment without ozone-depleting refrigerants		t	m	
Goal: Create healthy indoor environments						
	57	Use recycled-content, formaldehyde-free fiberglass insulation, cellulose insulation, or other green insulation products	c	t	m	s
	58	Separate ventilation for indoor pollutant sources and provide advanced filtration to improve indoor air quality	c	t	m	s
✓	59	Use clean and efficient alternatives to wood-burning fireplaces			m	s
Goal: Replace fossil fuel use with alternatives						
	60	Generate clean electricity onsite using solar photovoltaics	c		m	s
	61	Generate clean electricity onsite using wind turbines	c		m	s
	62	Use solar hot-water systems for domestic use and swimming pools	c		m	s
	63	Use solar hot-water systems for space heating	c		m	s
	64	Pre-plumb for a solar hot-water system	c		m	s
Goal: Create healthy indoor environments						
	65	Use low- or no-VOC, formaldehyde-free paints, stains, and adhesives	c	t	m	s
	66	Use low- or no-VOC carpets, furniture, particleboard, and cabinetry	c	t	m	s
	67	Use exposed concrete as a finished floor	c	t	m	s
	68	Use natural materials such as wool and sisal for carpets and wallcoverings	c	t	m	s
	69	Use sustainable materials for flooring, trim, and interior surfaces	c	t	m	s
Goal: Support the market for recycled materials						
	70	Use recycled-content floor tile, carpets and pads, cabinets, and countertops	c	t	m	s
Goal: Support sustainable forests						
	71	Use reclaimed / salvaged, sustainably harvested (FSC certified), or engineered wood for flooring and trim, or use wood alternatives such as bamboo and cork	c	t	m	s
Goal: Use creativity and innovation to build more sustainable environments						
	72	Use insulated concrete forms	c		m	s
	73	Use structural insulated panels to replace wood-framed walls	c	t	m	s
	74	Use natural building materials and techniques	c		m	s
	75	Other sustainable methods or materials used. <i>Please describe:</i>	c	t	m	s

ELECTRICAL

HEATING & COOLING

RENEWABLE POWER & SOLAR ENERGY

INTERIOR MATERIALS

OTHER GREEN ALTERNATIVES

KEY:
 c Commercial/Industrial
 t Tenant Improvement
 m Multi-family housing
 s Single-family home

Applicant Signature: _____



william Lim
architect
reg no c24253
c 415 609 0258
e williamlim.arch@gmail.com
323 amber drive san francisco ca 94131

Memorandum

PROJECT: 1301 Santa Lucia

DATE: January 30, 2011

SUBJECT: Sustainability Checklist

FROM: William Lim

1. Reduce Footprint: With the use of a second floor, the footprint is minimized. We have also minimized nonporous pavement on the site to minimize stormwater drainage.
2. Use of native plants that are drought resistant: All the plants specified are either native or adapted drought resistant plants and do not require pesticides for maintenance.
3. Recycle construction and demolition waste: Construction waste will be taken to a commingle dump site which will separate construction debris for recycling.
4. Design for durability and eventual reuse: In areas of heavy use, durable materials are specified for long life. In most areas, materials will have a high level of recycled content and will be easily recycled.
5. Provide adequate space for storing and handling recyclables: Space has been put aside in the both the kitchen and garage for recycling of paper, aluminum and compost.
6. Use of flyash in concrete: We specify 25% flyash for the foundations and 10% for the slabs.
7. Use durable roofing material: The GAF roof shingles have a lifetime warranty.
8. Use a cool roof: GAF has a cool roof series, Timberland "Cool Antique Slate".
9. Use high efficiency equipment including furnaces, boilers, fans and pumps: All equipment for the project will be high-efficiency with the energy star rating.
10. Place ductwork within conditioned space, seal joints properly, and clean before occupancy: To keep the ducts and equipment clean, we will specify that all ductwork and equipment be covered and sealed prior to delivery to the site. Additionally, we will have the ducts cleaned and sealed properly.
11. Zone mechanical systems for more efficient heating and cooling: the system will have two zones, a ground floor zone and a second floor zone.
12. Use clean and efficient alternatives to wood burning fireplaces: The fireplace will be an enclosed gas unit.

END OF MEMORANDUM

CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.sanbruno.ca.gov>

STAFF

Aaron Akin, AICP, *Community Development Director*
Mark Sullivan, AICP, *Housing and Redevelopment Manager*
Lisa Costa Sanders, *Acting Planning Manager*
Laura Russell, AICP, *Associate Planner*
Matt Neuebaumer, *Assistant Planner*
Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Perry Petersen, *Chair*
Joe Sammut, *Vice-Chair*
Sujendra Mishra
Rick Biasotti
Bob Marshall, Jr
Mary Lou Johnson
Kevin Chase

**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM 5B
February 15, 2011**

PROJECT LOCATION

1. Address: 461 El Camino Real
2. Assessor's Parcel No: 020-276-240
3. Zoning District: C-N (Neighborhood Commercial District)
4. General Plan Classification: Central Business District

EXHIBITS

- A:** Site Location
B: Site Plan and Floor Plan
E: Applicant's Support Statement

REQUEST

Request for a Use Permit to allow alcohol beverage sales in conjunction with a restaurant per Chapter 12.96.100C.5, of the San Bruno Zoning Ordinance. **UP-11-001**. Issac Mejia (applicant), Anstell Ricossa (property owner)

RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit 11-001, based on Findings of Fact 1-5 and subject to Conditions of Approval 1-18.

REVIEWING AGENCIES

Community Development Department
Public Works Department
Police Department

PUBLIC NOTICE

1. Notices of public hearing mailed to owners of property within 300 feet on February 4, 2011.
2. Advertisement published in the San Mateo Daily Journal, Saturday, February 5, 2011.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Existing Facilities.

EXISTING CONDITIONS

The subject site is located on the west side of El Camino Real. The property is 6,820 square feet in area and currently contains a 3,540 square foot building with seven on-site parking spaces. The existing building was previously utilized as two tenant spaces. Don Pico's restaurant is located at 461 El Camino Real and Cleo's restaurant was located at 451 El Camino Real. Cleo's restaurant relocated to a new location on San Mateo Avenue. Don Pico's is be expanding into the former Cleo's space.

SURROUNDING LAND USES

North: Jenevein Avenue – C-N (Neighborhood Commercial)
South: Crystal Springs – R-1 Zone, (Single Family Residential District)
East: El Camino Real – C Zone, (General Commercial)
West: Linden Avenue – R-1 Zone, (Single Family Residential District)

PROJECT DESCRIPTION

The applicant is proposing to expand the existing Don Pico's restaurant into the space formerly occupied by Cleo's restaurant. In addition to expanding the business, the applicant also proposes to modify the existing beer and wine alcoholic beverage license to also include hard alcohol. The business owner, Mr. Isaac Mejia has operated the restaurant and held an alcoholic beverage license at this location since 1982. The business will continue to operate from 11:00 a.m. – 11:00 p.m., Tuesday through Saturday. The applicant received approval from the Architectural Review Committee for façade improvements to the exterior and for a Redevelopment Agency Façade Improvement Grant. The improvements include painting the entire building and new stone veneer at the building front. The applicant will also be removing all signs associated with Cleo's.

PUBLIC COMMENT

Staff sent a courtesy notice on January 25, 2011 and a legal notice to all property owners within 300' of the subject site on February 4, 2011. No comments have been received as of the writing of this report.

ANAYSIS & RECOMMENDATION

Analysis:

Don Pico's restaurant has been in operation for almost 30 years. The restaurant currently has a license to serve beer and wine. The applicant would like to expand the license to include the additional space as well as expand the license to include hard liquor. The project requires a Use Permit to serve alcoholic beverages in conjunction with a restaurant at the subject site. Don Pico's restaurant is currently 1,750 square feet in area and will be expanding to 3,540 square feet in area. There are seven parking spaces on-site. The new business will have two entrances from the building front. The existing entrance to Don Pico's will remain as the main entrance into the restaurant. The existing entrance to Cleo's will be utilized as the secondary restaurant entrance and provide direct access to the new bar area. As noted above, the business will continue to operate from 11:00 a.m. until 11:00 p.m. Tuesday through Saturday. Staff does not anticipate any negative effects from expanded alcohol sales in conjunction with the restaurant. The Police Department has reviewed the project and has placed the standard conditions of approval on the project. If any issues arise in the future, the Community Development Director has the authority to call the item back to the Planning Commission. The Use Permit is limited to the expanded alcohol sales aspect of the business.

Findings:

Pursuant to the City's Municipal Code, the Commission shall grant the Use Permit if it makes the following findings;

Use Permit: Restaurant with Alcohol Sales

Staff finds that the proposed restaurant with alcohol sales will comply with all the required performance standards of the Municipal Code for the following reasons (the performance standards are listed in bold followed by staff's findings):

- 1. The activity or use does not jeopardize, endanger or result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.**
The use of the property will continue as a restaurant with beer and wine. The requested addition of on-site liquor consumption is consistent with the existing use and is compatible with surrounding uses, which include other restaurants, retail stores, offices and other similar uses.
- 2. The activity or use does not result in repeated nuisance activities or police interventions within the premises or in close proximity of the premises, including but not limited to criminal activities, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.**
The sale of beer, wine and liquor will be conducted in conjunction with the existing expanded restaurant. The hours of operation will continue to be 11:00 am until 11:00 pm. The Community Development Director has the ability to call this application back to the Planning Commission for review, if he/she finds that the use is negatively impacting the surrounding neighborhood. Therefore, if any unforeseen impacts occur, the use can be further reviewed.
- 3. The activity or use does not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance or statute.**
By obtaining this Use Permit, and subsequently obtaining approval from the Department of Alcohol and Beverage Control the applicant will be in compliance with local and state regulations. As required by local and state law, the City will issue a "need and necessity" letter to the Department of Alcohol and Beverage Control upon approval of this Use Permit.
- 4. The upkeep and operating characteristics of the activity or use are compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.**
As stated above, the use of the property as a restaurant with beer, wine and liquor sales is compatible with surrounding uses, which include other restaurants, retail stores, offices and other similar uses. In addition, the exterior of the building will be improved.
- 5. The applicant for a liquor license receives a Letter of Public Convenience or Necessity issued by the City of San Bruno for an application which would tend to create a law enforcement problem, or if issuance would result in or add to an "Undue Concentration" of licenses, required due to either of the following conditions:**

- a. **The applicant premises are located in a crime reporting district that has a 20% greater number of reported crimes in a geographical area within the boundaries of the city than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the San Bruno Police Department that are identified by the department in the compilation and maintenance of statistical information on reported crimes and arrests.**
- b. **The applicant premises are located in an area of Undue Concentration, which is defined to exist when an original application or premises-to-premises application is made for a retail on-sale license in a census tract where the ratio of existing on-sale retail licenses to population in the census tract exceeds or will exceed the ratio of retail on-sale licenses to population in San Mateo County.**

The application does not trigger either condition since the subject property is not located in a crime-reporting district that has a 20% greater number of reported crimes in a geographical area within the boundaries of the city nor in an area of Undue Concentration. Therefore this finding is not applicable.

Recommendation:

Staff recommends that the Planning Commission approve Use Permit 11-001 based on Findings of Fact (1-5) and Conditions of Approval 1-18.

Findings of Fact

1. The activity or use does not jeopardize, endanger or result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
2. The activity or use does not result in repeated nuisance activities or police interventions within the premises or in close proximity of the premises, including but not limited to criminal activities, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
3. The activity or use does not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance or statute.
4. The upkeep and operating characteristics of the activity or use are compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
5. The applicant for a liquor license receives a Letter of Public Convenience or Necessity issued by the City of San Bruno for an application which would tend to create a law enforcement problem, or if issuance would result in or add to an "Undue Concentration" of licenses, required due to either of the following conditions:
 - a. The applicant premises are located in a crime reporting district that has a 20% greater number of reported crimes in a geographical area within the boundaries of the city than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the San Bruno Police Department that are identified by the department in

- the compilation and maintenance of statistical information on reported crimes and arrests.
- b. The applicant premises are located in an area of Undue Concentration, which is defined to exist when an original application or premises-to-premises application is made for a retail on-sale license in a census tract where the ratio of existing on-sale retail licenses to population in the census tract exceeds or will exceed the ratio of retail on-sale licenses to population in San Mateo County.

CONDITIONS OF APPROVAL

Community Development Department – (650) 616-7042

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary Hearing to the Community Development Department within 30 days of approval. Until such time as the Summary is filed, Use Permit 11-001 shall not be valid for any purpose. Use Permit 11-001 shall expire one (1) year from the date of approval unless the plan is executed.
2. The signed copy of the Summary of Hearing shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit shall be built and operated by the owner and any successor in interest, according to plans approved by the Planning Commission on February 15, 2011 labeled Exhibit B, except as required to be modified by these Conditions of Approval. Any modification to the approved plans or any deviation or change in the business activities shall require prior approval by the Community Development Director. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.
6. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City.
7. The applicant shall conduct regular maintenance of the site to maintain the premises and remove debris and litter at the front, and rear of the building.
8. The hours of operation shall be limited to 11:00 a.m. until 11:00 p.m. Any changes from the hours of operation shall require prior authorization of the Community Development Director. Any change that results in a later closing time shall also require review by the Police Department.
9. The applicant or property owner will clean graffiti on the property and/or paint over it within 24 hours

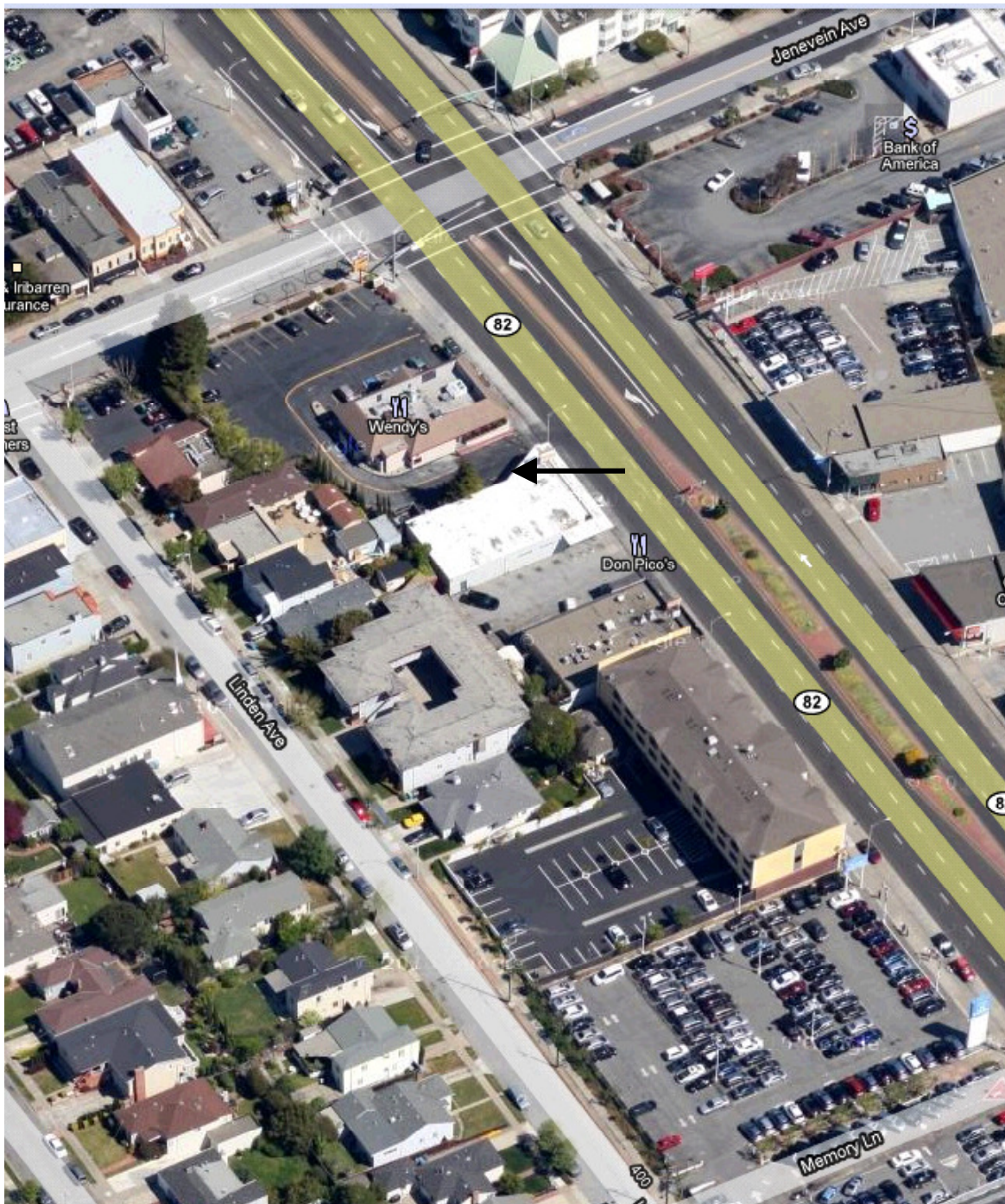
of its appearance. This condition also gives the City of San Bruno consent to have the graffiti painted out for the applicant. If the graffiti is not removed within 24 hours, the City's graffiti removal vendor will be instructed to remove the graffiti and provide a detailed accounting of the cost to the property owner, who will be responsible for reimbursing the City for the graffiti removal.

10. The Community Development Director may call this back to the Planning Commission if he/she finds that the business is not complying with the required performance standards or conditions of approval.
11. All trash and trash containers shall be stored within appropriate designated trash areas. Sufficient trash container capacity shall be provided to ensure that all trash and debris from the building can be stored within the trash container area and with completely closed lids. The trash enclosure shall be covered and shall comply with San Mateo Countywide Water Pollution Prevention Program best management practices and shall be submitted to Planning division as part of the Building Permit plan check.
12. The applicant shall provide the signed copy of the Summary of Hearing to the Alcohol, Beverage and Control Board (ABC). The signed summary of hearing will serve as the Letter of Public Convenience of Necessity as required by ABC.
13. The applicant shall address and comply with all applicable building codes and all ADA standards at the time of building permit submittal.

Police Department- (650) 616-7100

14. Address numbers for the business are to be visible on a contrasting background, easily visible from the street. The address numbers for the business also must be visible at night.
15. Adequate lighting of the grounds contiguous to the building and of sufficient wattage shall be provided to make clearly visible the presence of any person on or about the premises during the hours of darkness and to ensure a safe and secure environment for all persons and property on site.
16. The applicant shall comply with all Alcohol and Beverage Control requirements.
17. The applicant is responsible for providing emergency contact information to the police department for after hour's emergencies.
18. Alcohol consumption shall be limited to the interior of the restaurant area. At no time shall alcohol be consumed outside of the restaurant.

Prepared by:
Lisa Costa Sanders, Acting Planning Manager
Date prepared: February 10, 2011



451-461 El Camino Real
020-276-240
AR 10-008

Exhibit A – Site Location

Don Pico's Bistro

January 21, 2011

To: Planning Commission City of San Bruno

Re: Application for Use permit (UP) - Drinking Place W/Restaurant
461 El Camino Real San Bruno

Dear Commissioners;

My name is Isaac Mejia and my family and I have owned Don Pico's Bistro for more than 30 years. During that time span we have served Beer and Wine along with food to our patrons.

Through out our many years of business we have never had a violation pertaining to the use of **our existing beer and wine license.**

Our family and I have always been an active part of our community, through the Chamber of Commerce, Lions Club, and donations we make to the city projects as well as are local schools.

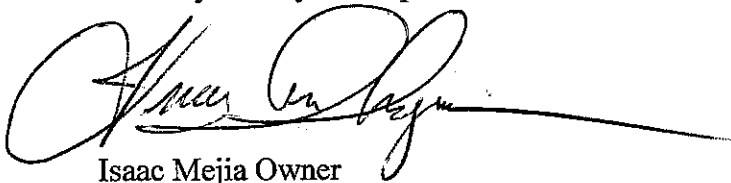
Over the past years our business has grown and we find ourselves with the opportunity of being able to expand our facility.

Our expansion will enable us to move those waiting for seats into our new area and provide them with a warm and comfortable place to wait, while providing Cocktails and Appetizer's.

The ABC has grated us a **Full Liquor License, which includes Beer, Wine and Hard Liquor,** to operate the new bar under, providing the use permit is granted.

Our hours of operation will be just as they exist now, **Tuesday through Saturday, between the hours of 11:00AM to 11:00PM.**

I thank you for your help in this matter.



Isaac Mejia Owner

CITY OF SAN BRUNO
COMMUNITY DEVELOPMENT DEPARTMENT

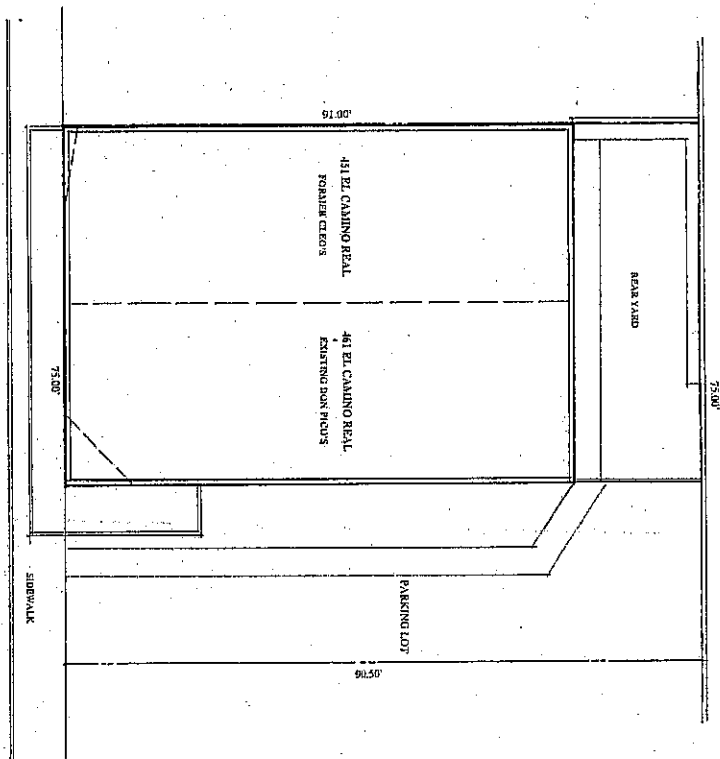
JAN 20 2011

RECEIVED

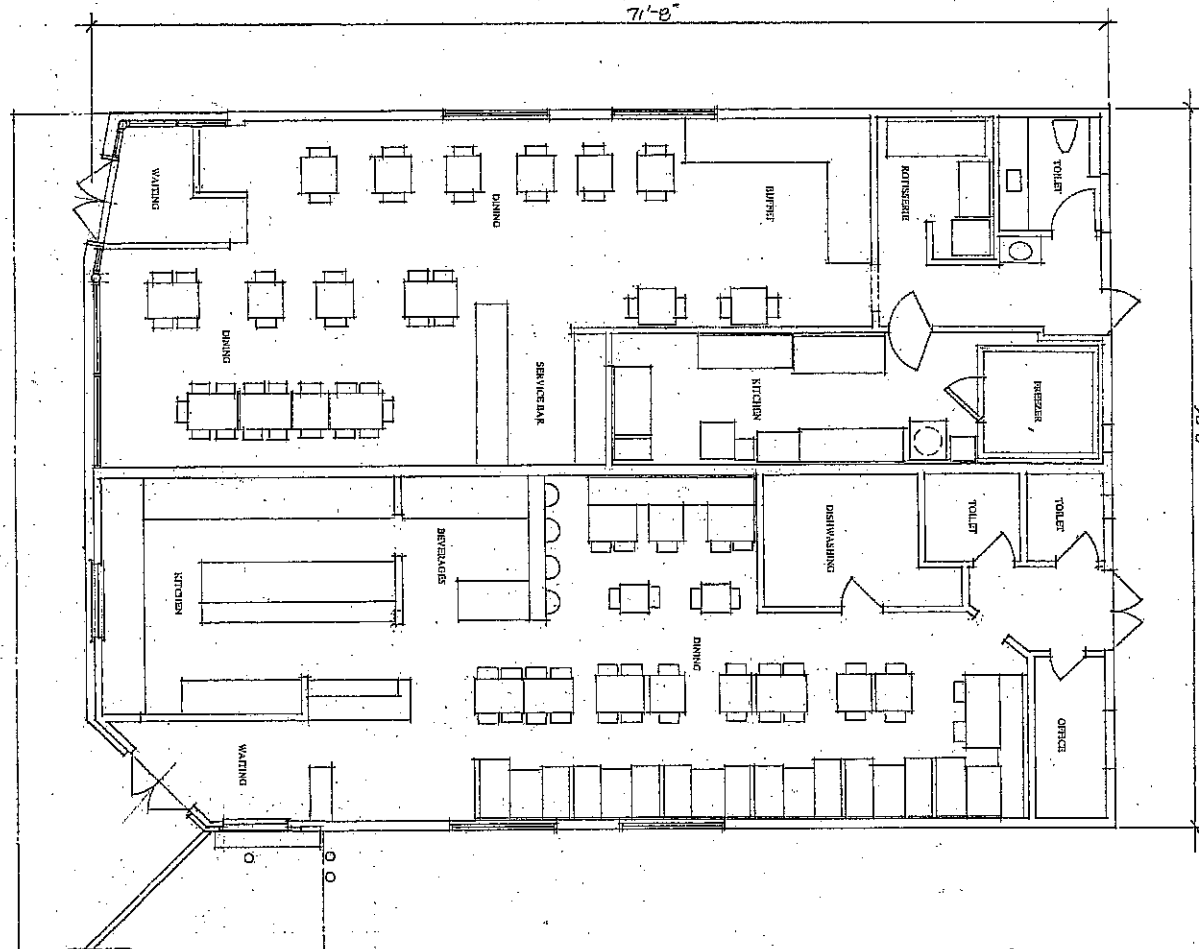
461 El Camino Real, San Bruno, CA 94066 650/589-1163

451 & 461 El Camino Real, San Bruno

Assessor's Parcel No.: 009-276-340
 Zoning: C-1 Commercial Neighborhood District
 Existing Use: Restaurant
 Occupancy Group: A-3 (Assembly - Restaurant)
 Occupancy Load: 100
 Construction Type: Type V-B
 Compliance: 2007 CA Building Code, 2007 CA Mechanical Code, 2007 CA Fire Code, 2007 CA Electrical Code, 2007 CA Fire Code (with local amendments)
 Lot Area: 6,880 s.f.
 Existing Lot Coverage: 3,540 s.f. (51%)
 Existing Building Floor Area: 1,790 s.f.
 451 El Camino Real: 1,790 s.f.
 461 El Camino Real: 3,340 s.f.
 Total Building Area: 3,340 s.f.
 Existing On-site Parking: 7 spaces



SITE & ROOF PLAN 1/8" = 1'-0"



EXISTING FLOOR PLAN 1/4" = 1'-0"

CITY OF SAN BRUNO
 COMMUNITY DEVELOPMENT DEPARTMENT

AUG 12 2010

RECEIVED

EXHIBIT C

FLOOR PLAN LEGEND

EXISTING TO REMAIN

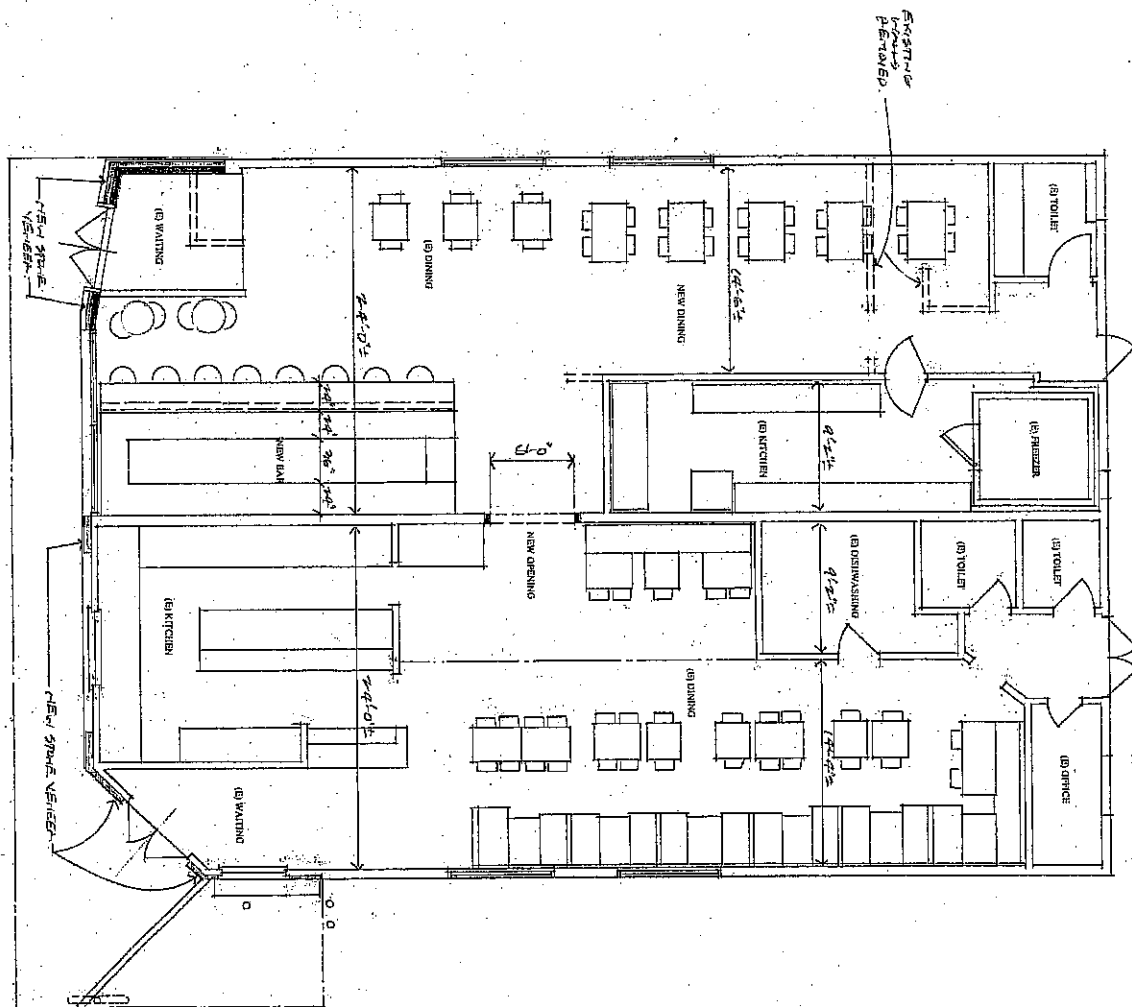
EXISTING TO BE REMOVED OR
RELOCATED

NEW TO BE ADDED

UNLESS OTHERWISE NOTED

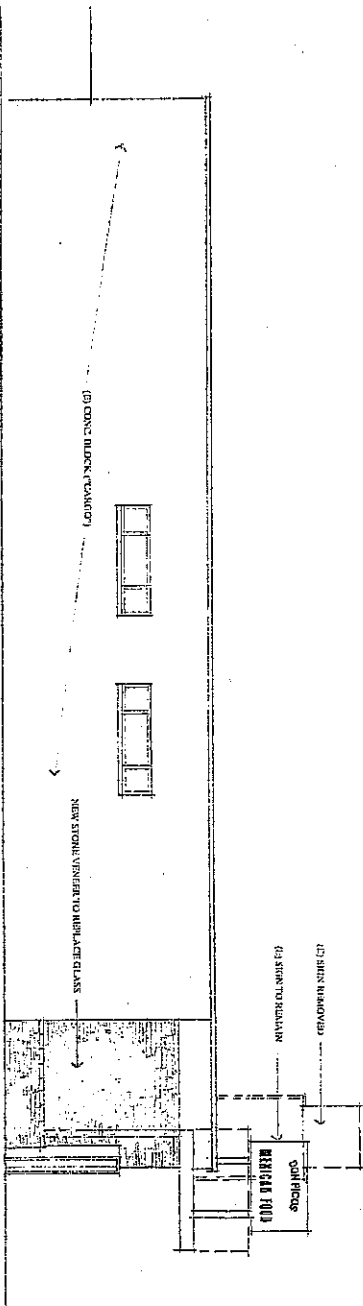
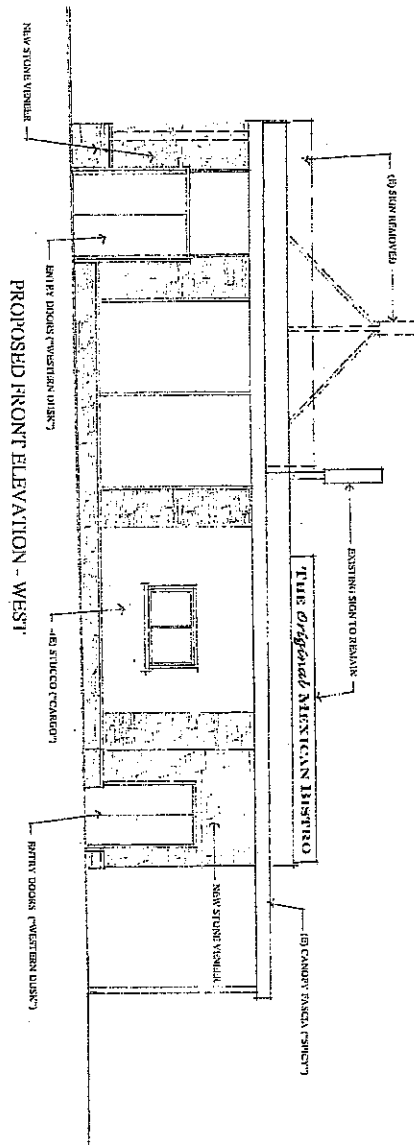
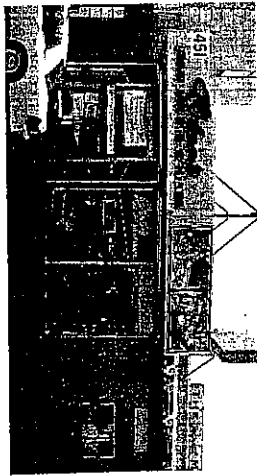
INDICATED BY
(S)

EXISTING



PROPOSED FLOOR PLAN

100 LUCIA COURT SAN DEBUNO CA 94066 650-589-4613 650-873-4960 FAX	Ibarra Associates ARCHITECTURE & PLANNING SAN DEBUNO CA 94066 650-589-4613 650-873-4960 FAX	COMMERCIAL REMODEL & ALTERATIONS 451 & 461 EL CAMINO REAL SAN BRUNO, CA. DON PICO'S RESTAURANT	100 LUCIA COURT SAN DEBUNO CA 94066 650-589-4613 650-873-4960 FAX
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PROPOSED LEFT SIDE ELEVATION - SOUTH